

25 CAIRNIE STREET, ARBROATH, DD11 3BJ



OFFERS AROUND £67,000

Situated within a pleasant area of the town convenient for all the usual local amenities, this impressive **GROUND FLOOR FLAT** forms part of a stone built building, providing deceptively spacious accommodation on one level. The subjects have been well maintained and are in good decorative order, with many additional attractive features, including a well appointed fitted Kitchen. The property enjoys the benefits of Electric Heating & Double Glazed Windows. A small easily maintained garden is to the front in coloured chipped, shrubs and bushes with a lovely large garden, shared drying area and shared outhouses to the rear. Viewing this home internally is a must to fully appreciate.

ACCOMMODATION

Entrance Hallway, Lounge, Kitchen, 2 Bedrooms, Rear Hall, Bathroom.

<u>ENTRANCE HALLWAY:</u>	Entered through substantial hard wood front door with glazed inset into the spacious welcoming hallway. Corniced ceiling.
<u>LOUNGE:</u>	Approx. 13' 4" x 13' 3". This is a beautifully presented bright and airy spacious room. A large window overlooks the front of the property. Traditional wooden fireplace with tiled features and hearth. Ornate corniced ceiling. Newly carpeted.
<u>KITCHEN:</u>	Approx. 10' 8" x 6' 7". This is a well-appointed kitchen that has been fitted with base and wall mounted units in "Beech" colour with chrome coloured accessories. Display shelving. Range of top store cupboards. Ample contrasting worktop surfaces in a Marble effect finish. Stainless sinktop with mixer tap. Electric Cooker. Contrasting wall tiles. Plumbed for Automatic Washing Machine. Cupboard. Corniced ceiling. A hardwood and glazed door leads to the rear hall.
<u>BEDROOM 1:</u>	Approx. 14' 10" x 11' 6". A pleasant generously proportioned bedroom with an outlook over the rear garden. Corniced ceiling.
<u>BEDROOM 2:</u>	Approx. 13' 5" x 7' 6". This is a delightful well proportioned bedroom that has an outlook over the front of the property. Corniced ceiling.
<u>REAR HALL:</u>	Tiled rear hall with window and double glazed door leading out to the garden. Window.
<u>BATHROOM:</u>	Approx. 8' 6" x 5' . Three piece white suite. Shower unit over bath with screen. Attractive matching tiling complements the suite. Vanity unit with wash hand basin. Bathroom accessories. Window.
<u>HEATING:</u>	Electric Heating
<u>FEATURES:</u>	Double Glazed Windows.
<u>OUTSIDE:</u>	A small easily maintained garden is to the front in coloured chipped, shrubs and bushes with a lovely large garden, shared drying area and shared outhouses to the rear.
<u>LOCATION:</u>	Travelling from the roundabout, take the turn off for Forfar onto the High Road Bridge and into Cairnie Street. No.25 is situated on the right hand side.
<u>E.P.C.</u>	Rating F.
<u>HOME REPORT:</u>	For further information relating to the condition of the property, viewing the Home Report is recommended.
<u>VIEWING:</u>	By arrangement with Connelly & Yeoman.









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