



6 Fisheracre, Arbroath, DD11 1LF



- Spacious Ground Floor Flat
- Vestibule
- Hall
- Lounge
- Kitchen

- Two Double Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Communal Garden to Rear

- Ideal First Time Purchase
- Viewing Recommended
- EPC Rating C

Spacious ground floor flat situated in a popular residential area convenient for public transport, educational facilities and wide range of shopping amenities.

The property, which benefits from double glazing and gas central heating, comprises: entrance vestibule with storage cupboard and door giving access to hall. Hallway with most accommodation leading off and storage cupboard. Bright, spacious lounge with front facing window, feature archway with storage cupboard below, ample space for occasional and door leading to kitchen. Kitchen fitted with base units and matching work surfaces incorporating stainless steel sink unit and drainer, shelved storage cupboard, additional cupboard housing central heating boiler and front facing window. Two double bedrooms to the rear of the property. Bathroom fitted with three piece white suite comprising WC, wash hand basin and bath with shower over, double glazed window.

Externally there is a communal garden area to the rear.

Viewing is recommended.



Illustrative only. Not to scale

Vestibule	4'4 x 3'6	(1.32m x 1.07m)
Lounge	16'3 x 11'6	(4.95m x 3.51m)
Kitchen	11'0 x 6'11	(3.35m x 2.11m)
Bedroom	13'8 x 11'5	(4.17m x 3.48m)
Bedroom	13'8 x 9'1	(4.17m x 2.77m)
Bathroom	8'2 x 4'8	(2.49m x 1.42m)



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