

## **RICHMOND & Co.**

*Solicitors, Estate Agents and Notaries Public*

26 COMMERCIAL STREET  
DUNDEE DD1 3EJ

Telephone: (01382) 201964

Fax: (01382) 224214

*e-mail: richmondco@btconnect.com*



# **TOP FLOOR FLAT, 6D GOWAN STREET, ARBROATH, DD11 2BH**

**1 bedroom top floor flat**

**Double glazing**

**Gas central heating**

**Ideal for first time buyer or investment opportunity**

**Viewing highly recommended**

**Fixed price: £45,000**

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.

# PARTICULARS OF SALE OF GROUND FLOOR FLAT, 6D GOWAN STREET, ARBROATH

## **Vestibule:**

Door with glazed panel. Beech effect laminate flooring. Centre light.

## **Hallway:**

Pine internal door. Beech effect laminate flooring. Centre spotlight. Cupboard housing boiler and providing storage facility. Hatch to attic.

## **Lounge:**

Approx. 11'1" x 10'3". Beech effect laminate flooring. Centre spotlight. Radiator. Ample power points.



## **Kitchen:**

Fully fitted kitchen with birch effect base and wall units. Black worktop. Stainless steel sink. Cupboard housing water tank. Beech effect laminate flooring. Plumbed for washing machine. Strip spotlight. Radiator. Ample power points.



These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.

# TOP FLOOR FLAT, 6D GOWAN STREET, ARBROATH

## Bedroom:

Approx. 10'5" x 9'2". Beech effect laminate flooring. Centre light. Radiator. Ample power points.



## Bathroom:

White three piece bathroom suite incorporating wc, wash hand basin and bath with electric shower over. Centre light. Fully tiled walls and floor. Radiator.



## Viewing:

By appointment through Seller on 07754 981 418 or Selling Solicitors on 01382 201964.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract.