

Connelly Yeoman



25 MILLGATE, ARBROATH, DD11 1NN

FIRST & SECOND FLOOR FLAT



Key Features

- Spacious first & second floor flat.
- Within a central residential area.
- Gas Central Heating and Double Glazing.
- Cobbled courtyard area.
- HOME REPORT VALUE £90,000



OFFERS OVER
£50,000

Property Description

This bright and airy FIRST & SECOND FLOOR FLAT is ideally situated within a central area, close to all amenities and services including shops, bars, restaurants, bus and railway stations and provides generously proportioned accommodation on two levels. The property enjoys the benefit of gas central heating, double glazing and ample storage. Outside there is exclusive access to a stone built wash house and viewing is recommended to appreciate this property which would make an ideal first time buy or buy-to-let investment as there are up to date gas & electric certificates and smoke alarms.

ACCOMMODATION:

Lounge, Kitchen, 3 Bedrooms & Bathroom

ENTRANCE HALLWAY:

Enter through substantial front entrance door into the spacious hallway which has a large under stair storage cupboard.

LOUNGE:

Approx. 19'2" x 9'5". Spacious lounge with 2 large windows overlooking the front of the property, dado rail, decorative fire place, neutral decor and door leads to the kitchen.

KITCHEN:

Approx. 14' x 8'3". Great size kitchen fitted with wall and base units in a cream colour with wood trim, ample work surfaces, space for all white goods, gas hob with extractor above, oven, built in cupboard with serviced boiler and window overlooking the front.

BATHROOM:

Approx. 8' x 7'10". A spacious, bright, fresh bathroom fitted with 3 piece white suite, partial wet wall, partial tiling, vinyl wood effect flooring and built in cupboard.



UPPER LANDING: Large storage cupboard and roof window.

BEDROOM 1:

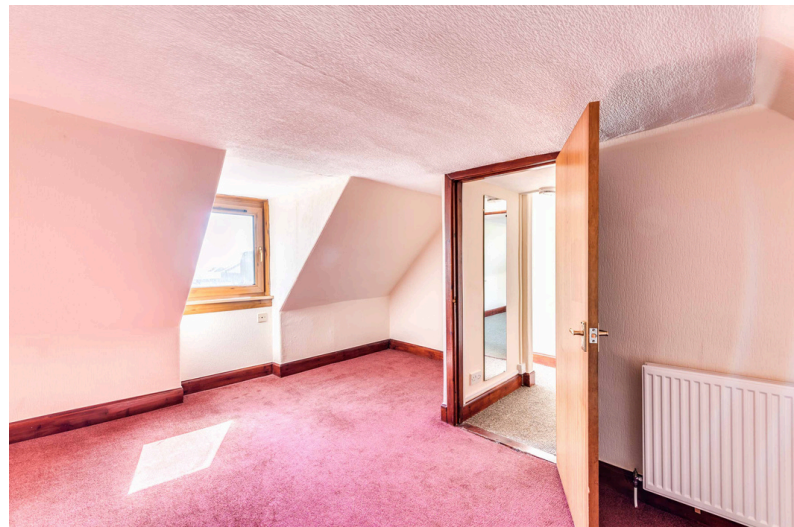
Approx. 12'3" x 10'9". Good sized rear facing double bedroom with corniced ceiling.

BEDROOM 2:

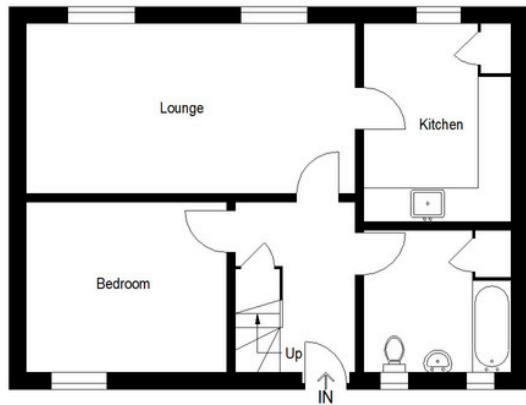
Approx. 16'2" x 12'10". Another great sized, bright room with rear facing picture window.

BEDROOM 3:

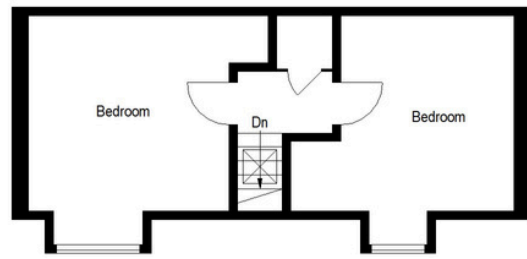
Approx. 14'9" x 12'5" (at the widest). This bedroom is spacious with a window overlooking the rear of the property.



Property Professionals

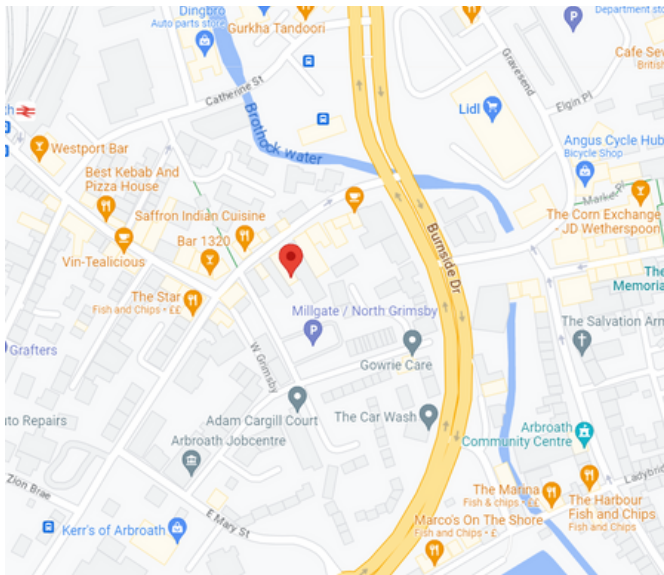


Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:960734 / Ref: 84604)



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

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