

Offers Over £189,950

Blackadders








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Flat 1, Abbotsford, High
Street, Edzell, DD9 7TF



- Ground Floor Apartment
- Village Location
- Living Room
- Kitchen/Diner
- 3 Double Bedrooms
- En Suite
- Bathroom
- Shared Gardens
- Private Parking

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Blackadders are delighted to present to the market this modern ground floor apartment with main door access, located close to the centre of Edzell. The village of Edzell is a much sought after location with a range of local shops and services while the nearby A90 makes this an ideal commuter base. Brechin is within very easy reach offering further shops, services and recreational facilities while a range of stunning scenery and activities in the Angus Glens can be found nearby. There are good transport links to the surrounding areas and beyond via a regular bus service.





The property is in superb decorative order throughout and benefits from double glazing and gas fired central heating. The entrance vestibule leads to the hallway, leading through to the spacious living room which enjoys dual aspect windows. Open access from the living room leads through to the kitchen/diner which has a range of modern fitted units and a fitted utility cupboard with plumbing for washing machine. Three double bedrooms are accessed from the hallway with two of the bedrooms having fitted wardrobe space. The master bedroom enjoys an en suite shower room. The main bathroom is accessed from the hallway and has a toilet, wash hand basin and bath with shower over as well as a fitted storage cupboard.

Shared gardens are laid mainly in lawn while a private shed provides external storage. There is also a shared drying area to the rear while the property benefits from a private parking space.

A monthly charge applies which covers the shared building insurance and common maintenance.





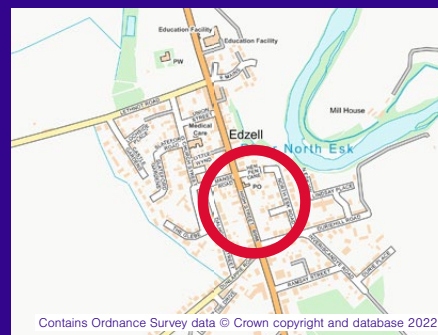
Ground Floor



Accommodation (measurements are approx)

Living Room	4.57m x 5.17m	(15'0" x 17'0") at widest points
Kitchen/Diner	3.07m x 3.57m	(10'1" x 11'9")
Bedroom 1	3.37m x 3.42m	(11'1" x 11'3")
Bedroom 2	2.96m x 3.82m	(9'9" x 12'6")
Bedroom 3	2.42m x 4.49m	(7'11" x 14'9")
Bathroom	1.78m x 2.69m	(5'10" x 8'10")
En Suite	1.43m x 2.69m	(4'8" x 8'10")





Aberdeen

37 Langstane Place
Aberdeen
AB11 6EN

Tel: 01224 452750

Dundee

30 & 34 Reform Street
Dundee
DD1 1RJ

Tel: 01382 342222

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