

Connelly Yeoman



18 ERNEST STREET, ARBROATH, DD11 1UB

GROUND FLOOR
APARTMENT



Key Features

- Main door Ground Floor Apartment located in a popular central area
- Minutes' walking distance of the High Street shopping and Arbroath Abbey
 - Gas Central Heating and Double Glazing
- Mutual rear drying area, outhouse and residents parking



OFFERS OVER
£50,000

Property Description

This well presented, main door GROUND FLOOR APARTMENT is ideally situated within a popular area of the town, close to all amenities and services, and within easy walking distance of the High Street shopping area. Of particular note, Arbroath Abbey and parkland area is virtually on the doorstep. The property provides well proportioned accommodation on one level and enjoys the benefits of Gas fired central heating and Double glazing. Outside, there is a mutual rear drying green area, outhouse and residents parking.

This property represents a good First Time Buy or Buy-to-Let investment opportunity and viewing is recommended.

ACCOMMODATION:

Kitchen, Inner Hallway, Bathroom, Lounge, Bedroom, further Inner Hallway with Utility Area.

KITCHEN:

Approx. 14'6 x 5'10. Fitted with modern base and wall mounted units, worktop surfaces incorporating a stainless steel sink with mixer tap; built-in Electric Oven, Hob and extractor hood above; wall mounted gas central heating boiler; space for kitchen appliances; and a CH radiator. Access from the Kitchen into an Inner Hallway where there is a side-facing window and a CH radiator. From here you have access into the Bathroom.

BATHROOM:

Approx. 6'4 x 5'6. Comprising WC., wash-hand basin and bath with over the bath shower to tap fitment; finished with neutral wall tiling; and a heated towel rail.

From the Inner Hallway there is access into the Lounge.

LOUNGE:

Approx. 11'2 x 10'9. A well proportioned Lounge with front-facing window; and a CH radiator. Access from here into the Bedroom.



BEDROOM:

Approx. 9'10 x 9'10. A good sized Bedroom with front-facing window; and a CH radiator.

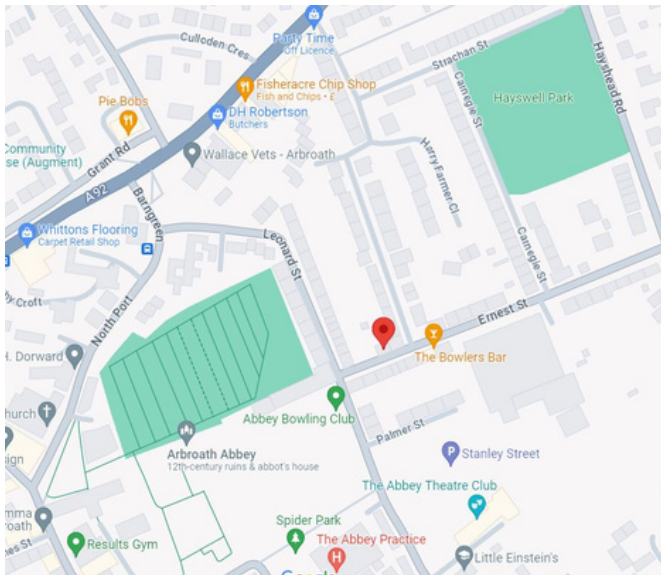
From the Bedroom there is an inner hallway with hanging space for clothes storage and there is a further Utility Area with plumbing and space for an automatic washing machine and space for a tumble dryer. From this area there is a door that leads back into the Kitchen.

EXTERNALLY:

Mutual drying green area, outhouse and residents parking area.



Property Professionals



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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