

Connelly Yeoman



70A KEPTIE STREET, ARBROATH, DD11 3AY

GROUND FLOOR FLAT



Key Features

- Ground floor flat.
- Within a convenient central location close to shops, Angus Collage and Railway Station.
- Double glazing
- Mutual Drying Green and Cellar.



OFFERS OVER
£43,000

Property Description

This bright and airy GROUND FLOOR APARTMENT is ideally situated within a convenient central location close local shops, Angus Collage and the railway station and would make an ideal first-time-buy or buy-to-let investment. Comprising of an open plan lounge/kitchen, bedroom and shower room with a mutual garden and cellar outside.

ACCOMMODATION:

Open Plan Lounge/Kitchen, Bedroom & Shower Room

OPEN PLAN LOUNGE/KITCHEN

Approx. 15'10' x 10'10'. Kitchen area has base and wall units with work surfaces incorporating a stainless steel sink with a mixer tap. Electric oven, hob, plumbed space for an automatic washing machine and space for a fridge-freezer. Front facing window. Storage cupboard with a shelved unit housing the hot water tank. Access into the shower room and bedroom.

SHOWER ROOM:

Approx. 3'7' x 10'3'. Wash hand basin, WC and a shower cubicle housing an electric shower. Finished with wet wall, Parador ceiling and ventilation fan.



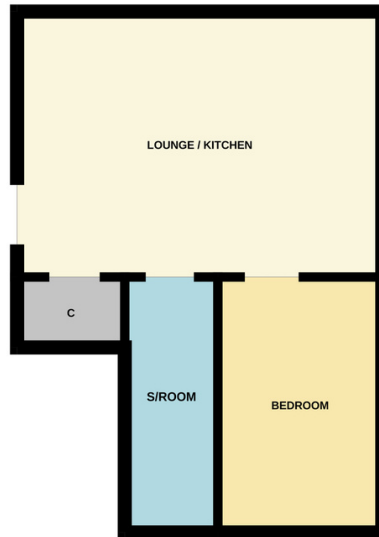
BEDROOM:

Approx. 6'9" x 11'4". Rear facing window.

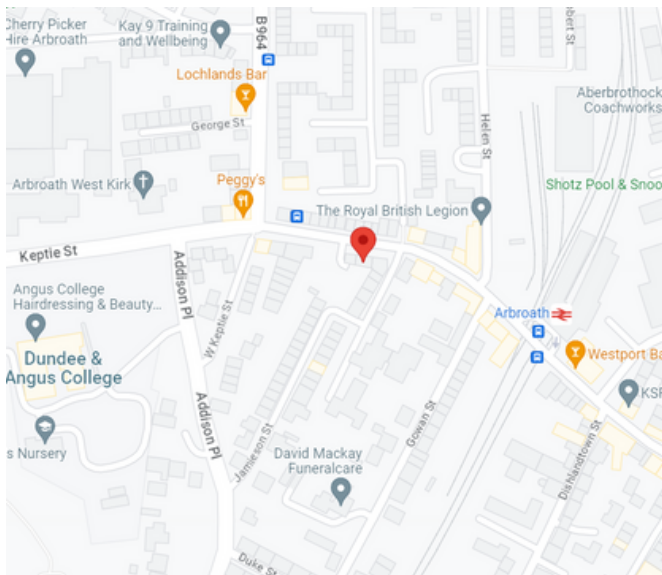


Property Professionals

GROUND FLOOR
27.2 sq.m. approx.



TOTAL FLOOR AREA: 27.2 sq.m. approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

**Connelly
Yeoman**

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