



68 ST ABBS ROAD, ARBROATH, DD11 5AS

GROUND FLOOR APARTMENT



Key Features

- Spacious ground floor apartment.
- Within a popular residential area.
- Energy efficient electric heating and Double Glazing.
- Enclosed private garden.
- Mutual Drying Green.
- Private driveway.



OFFERS OVER
£90,000

Property Description

This bright and spacious GROUND FLOOR APARTMENT is ideally situated within a most desirable residential area, close to all amenities, and services including shops, sports centre, and railway station and the A92 giving easy access to Dundee and provides generously proportioned accommodation on one level. The property has been well maintained and enjoys the benefit of electric heating & double glazing, with the advantage of a newly installed energy efficient heating system in some of the property. This lovely home has its own enclosed secure, private garden with two gates providing access and is laid out with a manicured lawn and a patio area. A further added benefit is the exclusive parking bay providing off-road parking. A mutual drying area is to the rear of the property.

ACCOMMODATION:

Lounge, Kitchen, Ample Storage Cupboards, 2 Bedrooms & Shower Room

ENTRANCE HALLWAY:

Enter through the front entrance door into the hallway with wood effect laminate flooring. Large cupboard providing ample storage. Access from hallway into the kitchen.

KITCHEN:

Approx. 14'2' x 6'7'. Window. Contemporary splashback and work surface in a concrete effect finish with light oak coloured wall & base units. Electric oven, hob with extractor hood above, integrated dishwasher & washing machine. Parador wood effect ceiling with a wood effect laminate flooring. Space for table and chairs and a fridge/freezer. Energy efficient radiator.

LOUNGE:

Approx. 13'8' x 12'6'. Large picture window overlooking front of the property. Energy efficient radiator. Neutral decor. Access leading to a second hallway with a large storage cupboard providing additional storage and with wood effect laminate flooring continuing.



MASTER BEDROOM:

Approx. 14' x 8'2". Double bedroom with window overlooking the rear of the property. Triple built-in wardrobes with large mirrored sliding doors. Neutral decor.

SHOWER ROOM:

Approx. 6'3' x 5'4". Window. Chrome wall-mounted radiator. Neutral colour wet wall in a tiled effect finish. Quadrant shower cubicle and two piece white suite comprising of w/c and wash hand basin. Wood effect laminate flooring and a parador style ceiling with downlights.

BEDROOM 2:

Approx. 12'5' x 9'2". Double bedroom, currently being used as office/gym, with window overlooking the front of the property, built-in wardrobes with mirrored sliding doors.



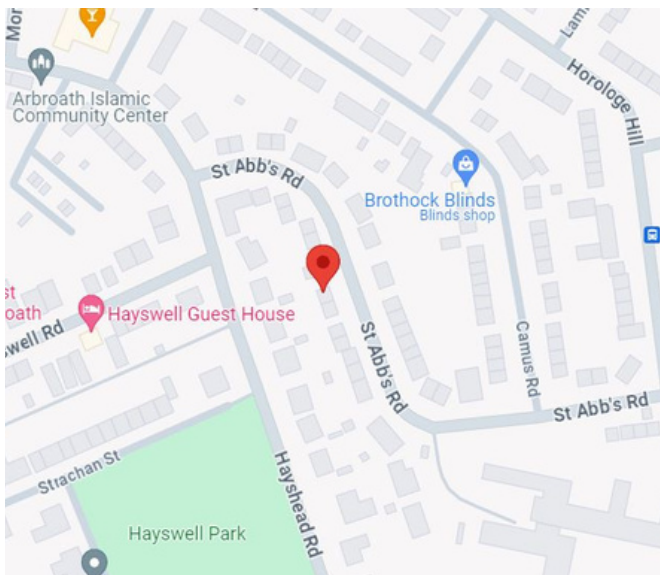
Property Professionals

GROUND FLOOR
64.0 sq.m. approx.



TOTAL FLOOR AREA - 64.0 sq.m. approx.

Whilst 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 mis-statement. 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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**Connelly
Yeoman**

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