

Connelly Yeoman



20 JAMIESON STREET, ARBROATH, DD11 2AZ

GROUND FLOOR FLAT



Key Features

- Located in a popular residential area close to the popular West Port area of the town
 - Gas fired central heating and Double Glazing
- Mutual rear garden with drying green, and private outhouse



OFFERS OVER
£55,000

Property Description

This attractive one bedroom GROUND FLOOR FLAT is ideally situated within a popular residential area close to the town centre and bustling West Port area of Arbroath, within easy reach of Arbroath train station and a main bus route close-by. The property is located in a traditional stone-built building of similar styled flatted properties and provides well proportioned accommodation at ground floor level. The property has been well maintained, having gone through a degree of upgrading by the current owner, and enjoys the benefit of Gas fired central heating, Double glazing and new pine wood internal doors have been fitted. Externally, to the rear there is a communal area laid out in paving slabs and grassed drying green, with a private outhouse. Early viewing is recommended and this property would suit a variety of buyers including First Time Buyer and Buy to Let investors.

ACCOMMODATION:

Entrance Hallway, Bathroom, Bedroom, Lounge, Kitchen.

ENTRANCE HALLWAY:

Mutual entrance close into the building. Main entrance door into the property. In the hallway there are replacement pine wood internal doors. Built-in storage cupboard.

BATHROOM:

Approx. 8'2 x 4'9. Comprising three piece white bathroom suite; Toilet and wash-hand basin with white high gloss vanity unit below and bath with shower over and shower curtain/glass screen. Two-tone wet wall panel finish. Lined ceiling with spotlights. CH Radiator. Window with deep window sill with display area.

BEDROOM:

Approx. 10'5 x 9'11. The bedroom has recently had good quality wardrobes fitted, triple wardrobes in a modern grey tone. A large window overlooks the rear of the property. CH Radiator.



LOUNGE:

Approx. 13'2 x 10'. A spacious Lounge, with large, front-facing window. Ceiling cornice/coving. Recessed area with shelved displays. CH Radiator. Door leads off from the lounge into the Kitchen.

KITCHEN:

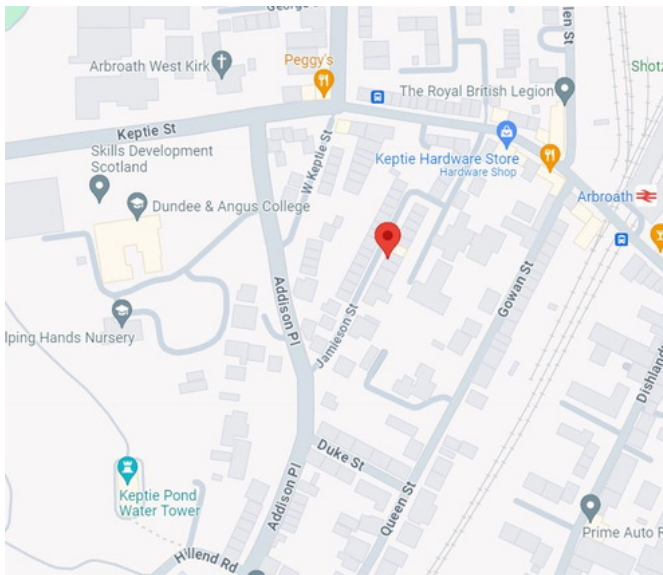
Approx. 11'5 x 5'1. The kitchen is fitted with base and wall mounted units in a light oak wood veneer, granite effect worktop surfaces, tiled splashbacks and stainless steel sink and drainer. Built-in Electric Hob with extractor above, Electric Oven. Ample space for kitchen appliances (fridge/freezer and washing machine). Wood effect flooring. A window overlooks the front of the property.

OUTSIDE:

To the rear of the property there is a communal/shared area laid out in paving slabs and grassed drying green, with an Outhouse.



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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