

Connelly Yeoman



8A BALDOVAN STREET, ARBROATH, DD11 4DB

GROUND FLOOR APARTMENT



Key Features

- Modern, spacious and well presented Ground Floor Apartment
- Within a very popular residential area close to nearby shops and amenities
 - Gas Fired Central Heating and Double Glazing, ample storage
- Private enclosed garden, Private parking space and easy maintained mutual garden



2



1



2



OFFERS OVER

£115,000

Property Description

This very attractive, bright and airy, GROUND FLOOR APARTMENT is ideally situated within a very popular and sought after residential area, within easy reach of the town centre, local shops and supermarkets. The main east coast railway station for Arbroath is also close-by as well as the A92 giving east access to many Angus towns as well as Dundee. The property provides well proportioned accommodation on one level, has been well maintained and enjoys the benefit of Gas fired central heating and double glazing and comprises of a generous lounge with dining area, kitchen, 2 double bedrooms, the master with en-suite shower room, and a separate bathroom. Outside there is an enclosed private garden with drying area, private parking space, and easy to maintain mutual garden grounds. Early viewing of this most attractive property is highly recommended and discerning viewers will not be disappointed.

ACCOMMODATION:

Vestibule, hallway, lounge with dining area, kitchen, 2 bedrooms (the master with en suite shower room, and a separate bathroom.

ENTRANCE VESTIBULE & HALLWAY:

Enter into the property via the Vestibule, with an internal glass panelled door into the welcoming Hallway. The hallway has two built-in storage cupboards, one with shelving and the other housing the electric meter and fuse box. CH Radiator.

KITCHEN:

Approx. 8'3 x 11'5. Enter is via a glass panelled door into the front facing kitchen which is fitted with a range of base and wall mounted units, worktop surfaces incorporating a stainless steel sink with a mixer tap. Stainless steel Electric Oven, Gas Hob and extractor hood above. Integrated Fridge/Freezer and automatic washing machine. Breakfast bar area with a CH radiator, and extractor fan.

LOUNGE & DINING AREA:

Approx. 19' (at widest) x 25'. A spacious lounge with dining area with three front-facing windows that allow an abundance of natural light into the room. CH Radiator. Ample space for furnishings including dining table and chairs.



BATHROOM:

Approx. 6'5 x 8'6. Comprising WC., wash-hand basin and bath. Wall tiling at the bath and wash-hand basin areas, bathroom cabinet, extractor fan, bathroom fittings and CH Radiator.

BEDROOM 1:

Approx. 9'7 x 11'5. Main double bedroom with front-facing window. Built-in triple shelved and hanging wardrobes with sliding wooden doors. CH Radiator. Access into the En Suite.

EN-SUITE SHOWER ROOM:

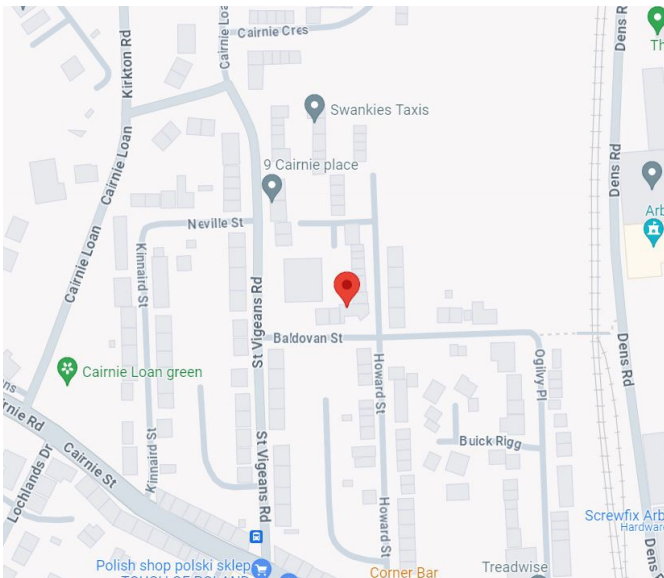
Approx. 5'4 x 5'4. Comprising WC., wash-hand basin and a corner shower cubicle housing an Electric shower. The walls are finished with tiling, spotlights, extractor fan and CH Radiator.

BEDROOM 2:

Approx. 10'9 x 10'2. Double bedroom with a rear-facing window. Built-in triple shelved and hanging wardrobes with sliding wooden doors. CH Radiator.



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.

**Connelly
Yeoman**

tspc

Connect with us

