



**22E ELLIOT STREET, ARBROATH, DD11 3BZ**

**GROUND FLOOR APARTMENT**



## Key Features

- Well presented Ground Floor 2 Bedroom Apartment
- Popular residential area close to the town centre and most amenities
  - Electric Heating & Double Glazing. Ample storage
- Private parking space, private garden areas, mutual drying area, security entry system



**FIXED PRICE**  
**£80,000**



# Property Description

This well presented, two bedroom GROUND FLOOR APARTMENT is ideally situated within a very popular residential area of Arbroath, close to the town centre and within easy reach of most amenities. The Apartment forms part of a well maintained building and offers well proportioned accommodation and enjoys the benefit of electric heating, double glazing and ample storage. On entering the property there is a welcoming Hallway, bright and spacious Lounge, 2 double sized Bedrooms both with wardrobe storage, Shower Room and spacious Dining Kitchen. Whilst the property is ground floor, there is access via the first floor landing in the building into a shared attic space.

Externally, there is a security entry system, which has been recently fitted. and main door into the building. The exclusive front garden area is laid out in stone chips for easy maintenance and to the rear there is a strip of ground laid in stone chips which is again exclusive to the Apartment. Also at the rear of the building is a mutual drying area and there is an allocated car parking space for the property. Early viewing is highly recommended to appreciate.

## **ACCOMMODATION:**

**ENTRANCE HALLWAY, LOUNGE, 2 BEDROOMS, DINING KITCHEN, SHOWER ROOM**

**ENTRANCE HALLWAY:** Security entry system and main door into the mutual entrance close. Enter into the property via the entrance door into the Hallway, which has an area of laminate flooring and then fitted carpeting. Built-in storage cupboard.

**LOUNGE:** Approx. 15' x 11'1. A bright and spacious Lounge with a front-facing window. Ceiling cornice and attractive decor.

**BEDROOM 1:** Approx. 13'1 (at longest) x 9'11. A good sized double bedroom with front-facing window. Built-in cupboard housing the hot water tank. Built-in double wardrobe cupboard (shelving and hanging rail) with sliding wooden doors. Ceiling cornice.



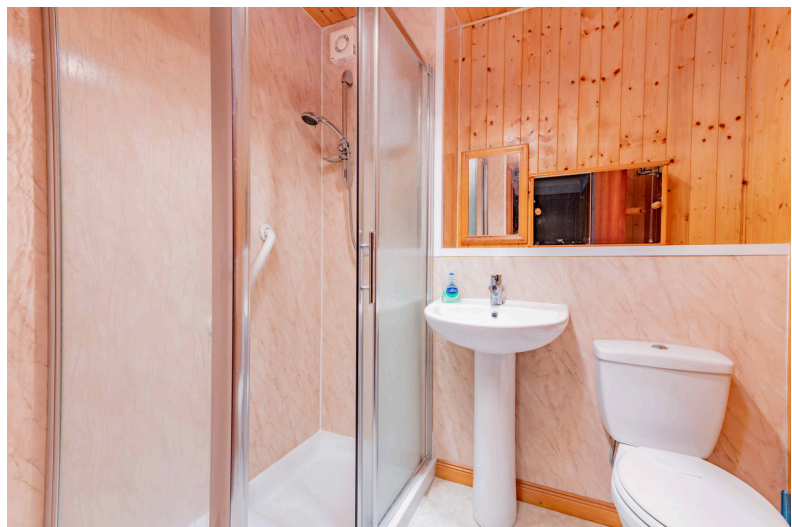


**SHOWER ROOM:** Approx. 6'3 x 6'1. Comprising two piece white bathroom suite. Walk-in shower cubicle with an Electric shower. Partial wet wall finish and wood panelling. A large display shelf.

**BEDROOM 2:** Approx. 10'10 x 9'1. Spacious double bedroom with ample space for bedroom furnishings and a rear-facing window. Built-in wardrobe/storage cupboard. Ceiling cornice.

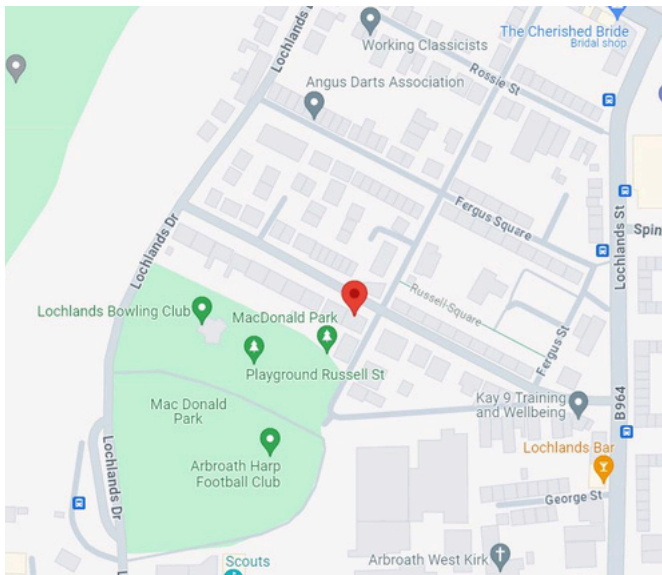
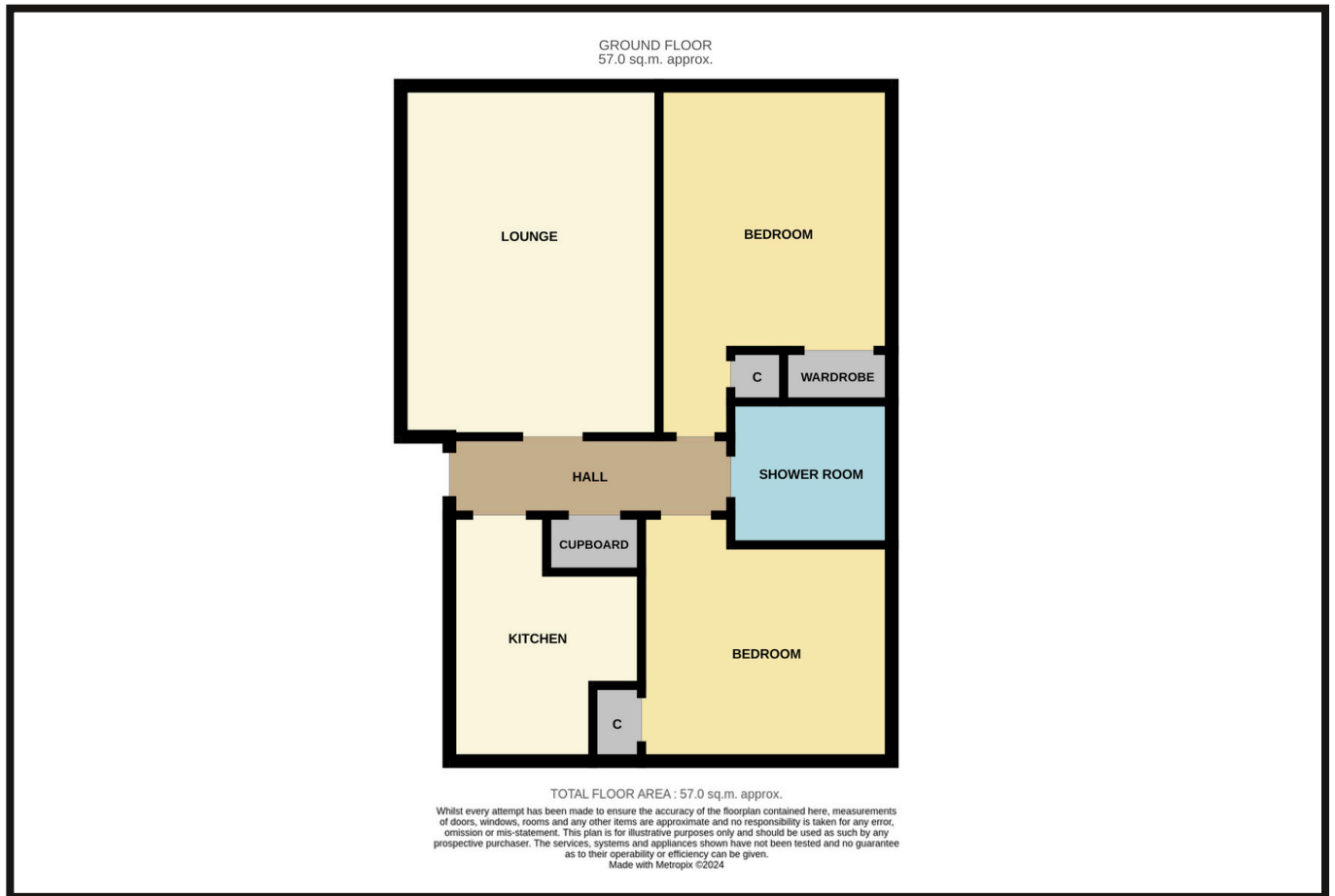
**DINING KITCHEN:** Approx. 10' x 8'3. with a window overlooking the rear of the property. Base and wall mounted units in a cream colour with wood trim, worktop surfaces and sinktop, Built-in Electric Oven and Hob with overhead extractor above. Space for kitchen appliances, ie fridge/freezer and automatic washing machine. Space for dining table and chairs. Wood lined ceiling.

**OUTSIDE:** Under-stair shared storage in the building. Mutual drying area. Allocated car parking space for the property. There is a strip to the rear of the property which is laid out in coloured stone chips which is exclusive to the property and a front garden area laid out for easy maintenance .





# 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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