

Connelly Yeoman



15 CLOVA AVENUE, ARBROATH, DD11 5JF

GROUND FLOOR
APARTMENT



Key Features

- Spacious Ground Floor Apartment.
- Within a popular residential area close to the town centre.
- Gas Central Heating and Double Glazing.
- Private Front Garden and Outhouse and Mutual Drying Green



OFFERS OVER
£65,000

Property Description

This bright and airy two bedroom GROUND FLOOR APARTMENT is ideally situated within a desirable residential area close to the town centre, local shops and schools and provides generously proportioned accommodation on one level. It has the benefit of Gas Central Heating and recently installed Double Glazing and a new bathroom suite. Outside to the front of the property is a private garden area, and there is also a private outhouse with access to a mutual drying green at the rear of the property.

ACCOMMODATION:

Vestibule, Entrance Hallway, Lounge, Kitchen, 2 Double Bedrooms and Family Bathroom.

ENTRANCE HALLWAY:

Entry through a double glazed door into a vestibule with the benefit of a storage cupboard housing the electric meter and fuse box. The hallway is accessed via a glass panel door where there is a shelved storage cupboard and radiator.

LOUNGE:

Approx. 12'9" x 15'4". A spacious lounge with front facing window, stone fireplace and plinth, wall lights, laminate flooring and a radiator.

KITCHEN:

Approx. 10' x 9'6". Rear facing and fitted with base and wall mounted units with work surfaces incorporating a sink with mixer tap. Electric oven and hob with extractor hood above. Ample space for appliances and plumbed space for a washing machine. Storage cupboard housing gas central heating boiler. Radiator.



BEDROOM 1:

Approx. 12' x 11'6". Spacious double bedroom with front facing window. Radiator.

BEDROOM 2:

Approx. 12'4" x 9'6". Spacious double bedroom with rear facing window. Radiator.

FAMILY BATHROOM:

Approx. 6'5" x 5'8". Rear facing window. Newly fitted bath, WC and wash hand basin. Tiled to the bath area. Electric shower over the bath. Heated towel rail. Bathroom cabinet.

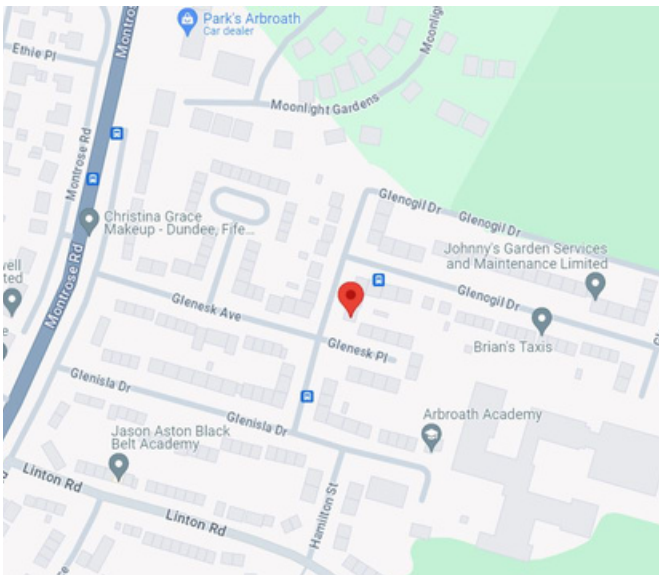


Property Professionals

GROUND FLOOR
65.0 sq.m. approx.



TOTAL FLOOR AREA: 65.0 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the description 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 is to their operability or efficiency can be given.
Made with Metapic 1/2024



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

