

Connelly Yeoman



22K ELLIOT STREET, ARBROATH, DD11 3BZ

FIRST FLOOR APARTMENT



- Spacious and well presented First Floor Apartment
- Situated in a very popular and sought after residential area close to the town centre
 - Electric Storage Heating, Double Glazing and ample storage
- Security entry system, Residents' car park with private parking space, Bin Store & Mutual drying area



FIXED PRICE
£92,000

Property Description

This attractive and well presented, two bedroom FIRST FLOOR APARTMENT forms part of a well maintained building of similar styled flatted properties and is ideally situated within a very popular residential area of Arbroath, close to the town centre and with most amenities located nearby. Entry into the property is via a security entry system and the Apartment provides spacious and well proportioned accommodation, all enjoying the benefits of electric storage heating, quality double glazing and with ample storage including exclusive access into a floored attic space (storage purposes only). Outside, there is a residents' car park area, with a private car parking space allocated for the Apartment. There is also a further mutual drying area and bin store. Overall, this property would be of interest to a variety of buyers and early viewing is recommended to fully appreciate.

ACCOMMODATION:

ENTRANCE HALLWAY, KITCHEN, LOUNGE, 2 BEDROOMS, BATHROOM, ATTIC STORAGE SPACE

ENTRANCE HALLWAY:

Security entry system into the Apartment. Attractive double glazed entrance door into the welcoming Hallway, which is lovely and bright, with neutral decor and white internal wood veneer doors with glazed Rennie Macintosh styled coloured glass inlays. Large, built-in storage cupboard housing the electric meter and fuse box. Electric storage heater.

KITCHEN:

Approx. 9'9 x 8'4. The kitchen is a good size and has a rear-facing window which offers open views out over towards Elliot park. There are fitted base and wall mounted units in a white veneer finish, white coloured worktop surfaces incorporating a sinktop and drainer. Built-in Electric Oven and Hob with an extractor above. Glass splashback. The Washer/Dryer machine will be included in the sale. Space for an American style Fridge/Freezer (the Fridge/Freezer in situ may be for sale by separate negotiation).

LOUNGE:

Approx. 14'10 x 13'1. A lovely, bright and spacious lounge with a large, picture window to the front of the property and with ample space for furnishings including a dining table and chairs. Neutral decor. Modern Electric Fire with pebble inlay detail and an oak wood veneer surround. Electric storage heater.



BEDROOM 1:

Approx. 10'3 x 9'10. Spacious master double bedroom with a front-facing window. Neutral decor and feature wall, ample space for bedroom furnishings. Built-in double wardrobe with sliding wooden doors. Further built-in shelved cupboard housing the hot water tank. Electric wall panel heater. Ceiling access hatch into the loft space which is floored, offering ample exclusive attic storage facility.

BEDROOM 2:

Approx. 10'8 x 9. Another spacious double bedroom, currently used as an office/study, with a rear-facing window which overlooks the park. Attractive decor. Built-in wardrobe. Electric wall panel heater.

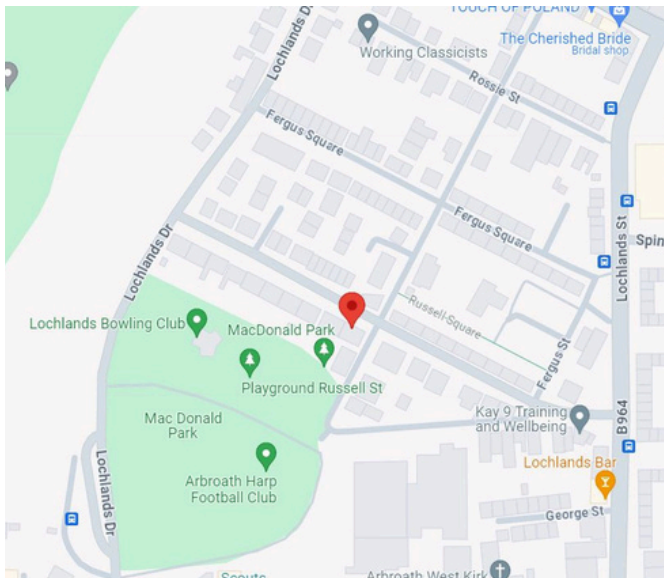
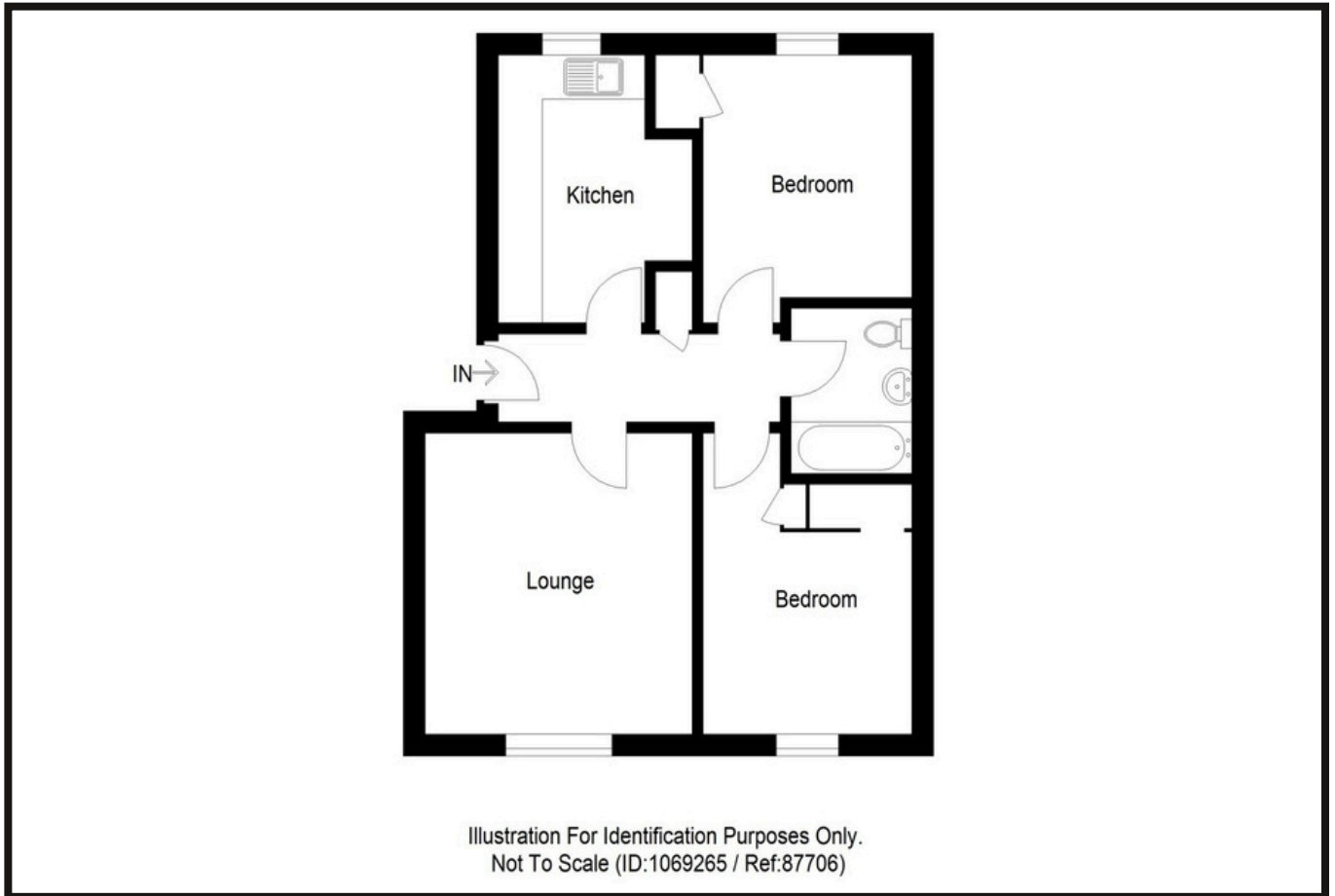
BATHROOM:

Approx. 6'5 x 6'4. Comprising three piece bathroom suite with an Electric shower over the bath and shower curtain. Partial wall tiling at the bath area. Wood effect flooring. Display shelf and bathroom fittings. Extractor fan.

OUTSIDE: Residents' car park with a private car parking space allocated to the Apartment. Mutual drying area and Bin store area.



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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