

Connelly Yeoman



22i ELLIOT STREET, ARBROATH, DD11 3BZ

GROUND FLOOR APARTMENT



- Well presented, two bedroom Ground Floor Apartment
- Located in a popular residential area close to the town centre and most amenities
 - Electric Storage Heating and Double Glazing, ample storage
- Security entry system, Residents' car park with private parking space, Bin Store & Mutual drying area



OFFERS OVER
£90,000

Property Description

This attractive, bright and airy, two bedroom GROUND FLOOR APARTMENT is ideally situated within a 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 on one level, all enjoying the benefits of electric storage heating, double glazing and ample storage.

Outside, there is access to a residents' car park area, with a private car parking space allocated to the property. 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 avoid disappointment.

ACCOMMODATION:

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

ENTRANCE HALLWAY:

Security entry system into the Apartment. Entrance Hallway with wood effect laminate flooring. Built-in storage cupboard housing the electric meter and fuse box. Electric storage heater.

LOUNGE:

Approx. 11' x 14'9". Entry is via a glass panel door into this spacious front facing lounge with ample space for furnishings, window blinds and curtains included in the sale, and an electric storage heater.

KITCHEN:

Approx. 8'4 x 10'. A good sized kitchen with a rear-facing window. The kitchen is fitted with base and wall mounted units, worktop surfaces incorporating a stainless steel sink with a mixer tap. Free-standing Electric Cooker, an automatic washing machine, and a Fridge/Freezer, (all included in the sale- no warranties). Electric storage heater.



BEDROOM 1:

Approx. 9'9 x 14'9. Spacious double bedroom with ample space for bedroom furnishings and with a front-facing window. Built-in double wardrobe with sliding mirror fronted doors. Further built-in shelved cupboard housing the hot water tank. Electric wall panel heater.

BEDROOM 2:

Approx. 10'7 x 10. Another spacious double bedroom, with a rear-facing window. Built-in wardrobe. Electric wall panel heater.

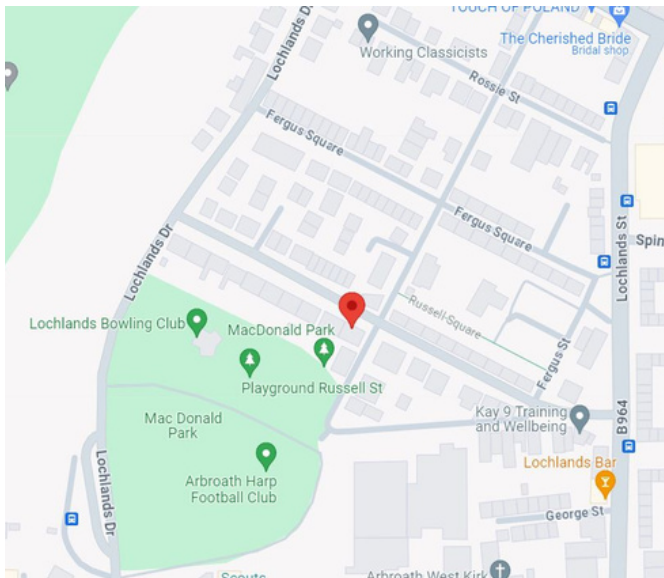
SHOWER ROOM:

Approx. 5'6 x 6'3. Comprising a WC., wash-hand basin and a shower enclosure with an Electric shower and finished with modern wet wall panelling. The remainder of the bathroom walls are tiled. Bathroom fittings. Extractor fan. Electric fan wall heater.

OUTSIDE: Access to a residents' car park with a private car parking space allocated to the Apartment. There is also a mutual drying area and Bin store.



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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