

# Connelly Yeoman



11 ROWAN PATH, ARBROATH, DD11 2HN

FIRST FLOOR FLAT



## Key Features

- Spacious first floor flat.
- Within a popular residential area.
- Electric Heating and Double Glazing.
- Original Features



OFFERS OVER  
**£75,000**

# Property Description

This most impressive, bright and airy FIRST FLOOR APARTMENT is ideally situated within a most desirable residential area, close to all amenities, and services including shops, sports centre, and railway station and provides generously proportioned accommodation on one level. The property has been well maintained and enjoys the benefit of electric heating, double glazing and ample storage. Outside there is access to a mutual parking area and garden. Viewing is essential to appreciate this property which would make an ideal first time buy or buy-to-let investment.

## **ACCOMMODATION:**

Lounge, Kitchen, 2 Bedrooms & Bathroom

## **ENTRANCE HALLWAY:**

Approx. 9'7 x 4'4 Entrance to the flat is via a vestibule/utility area. With vinyl floor ideal for bikes, prams etc.

**INNER HALLWAY:** Entering though a substantial wooden door into the main property there is an electric heater. There is wood effect flooring running throughout the hallway and into the lounge area and two large cupboards offering substantial storage.

## **LOUNGE:**

Approx. 18'2 x 10'8 A large and bright lounge with double aspect windows with views to the front and rear of the property. There is ample space for all furnishing including a dining table & chairs, cornicing and wood flooring further enhance this room.

## **KITCHEN:**

Approx. 11'5 x 8'11 A well appointed kitchen with a range of base and wall units, contrasting work surface in a grey finish and tiled splash back. An under counter fridge and freezer combo will remain in the flat. There is also plumbed space for an automatic washing machine and a free standing electric cooker with extractor above.



**BEDROOM 1:**

Approx. 14'9 x 8'5 A large, bright bedroom which has been recently carpeted. With a large window over looking the rear of the property. Decorated in neutral tones with cornicing.

**BEDROOM 2:**

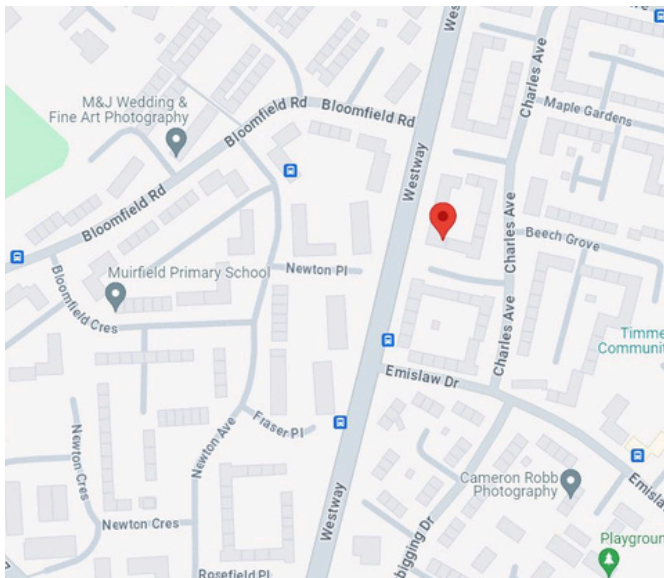
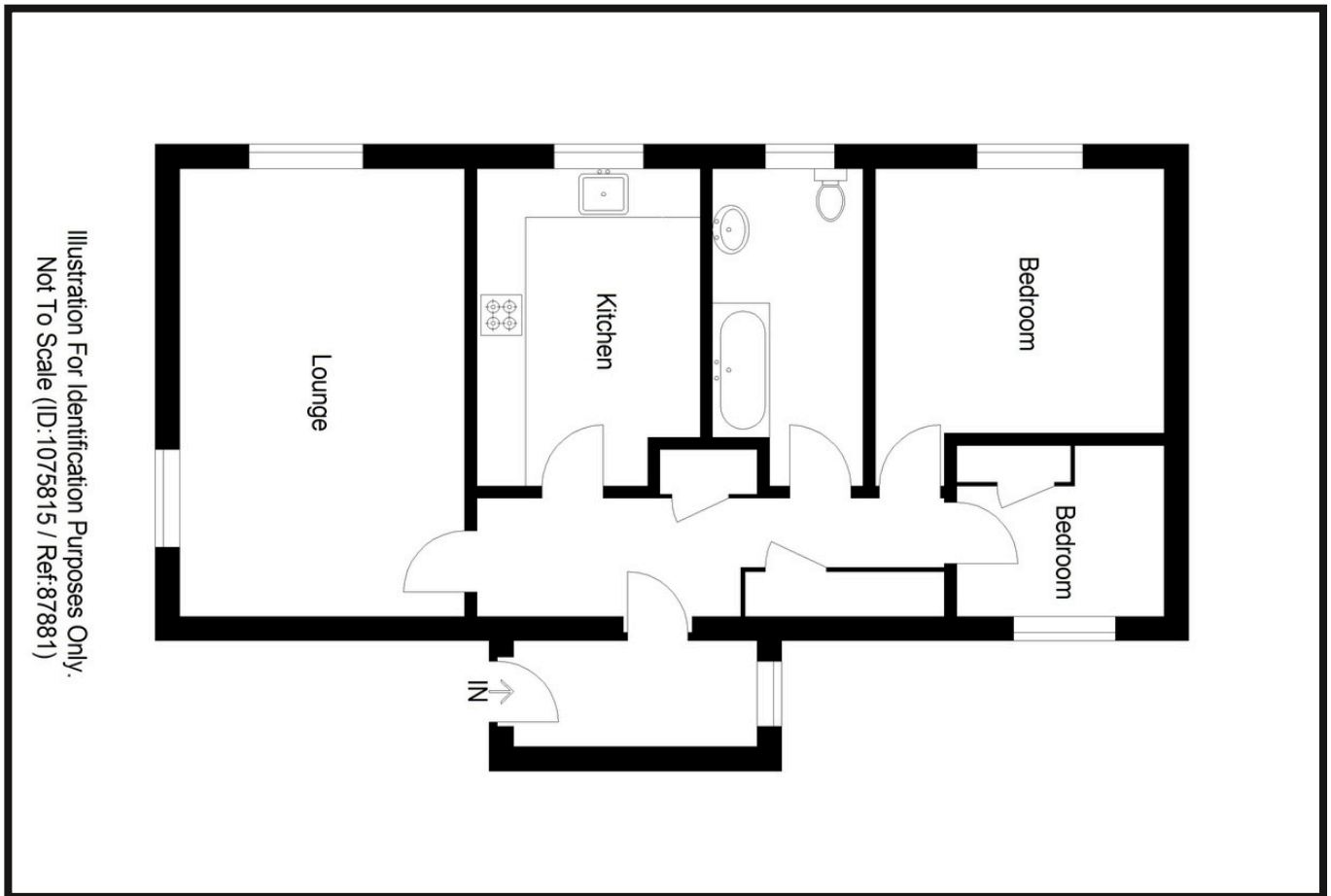
Approx. 11'8 x 9'5 This generous second bedroom has large built in wardrobes over looks the side of the property. It is also decorated in neutral tones with cornicing and wooden flooring continuing in from the hallway.

**BATHROOM:**

Approx. 11'4 x 5'2 A bright bathroom with 3 piece white suite. The bathroom is partially tiled with a window dressed with new wooden blinds which will remain with the property.



# 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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