

Connelly Yeoman



86 CAIRNIE LOAN, ARBROATH, DD11 4DT

FIRST FLOOR APARTMENT



Key Features

- Spacious and well presented First Floor Apartment
- Within a very popular residential area close to the town centre and amenities
 - Gas Fired Central Heating and Double Glazing, ample storage
- Residents' designated car parking and well maintained garden grounds



OFFERS OVER

£115,000

Property Description

This attractive, bright and airy, FIRST FLOOR APARTMENT is ideally situated within a popular residential area close to the town centre and provides well proportioned accommodation over one level. The property has been well maintained and enjoys the benefit of Gas fired central heating, double glazing and offers ample storage. On entering the property into the welcoming Hallway, there is access into the Lounge which has a lovely feature "Juliet" balcony, and then leads off the lounge through into the well appointed Kitchen. There are two good sized Bedrooms, both with fitted wardrobes, and a full Bathroom with shower over the bath. Outside, there is a residents' designated car parking area and the building sits within well maintained garden grounds. Overall, this property would suit a variety of buyers and early viewing is recommended to avoid disappointment.

ACCOMMODATION:

ENTRANCE HALLWAY, LOUNGE, KITCHEN, 2 BEDROOMS, BATHROOM

ENTRANCE HALLWAY:

Enter into the spacious Hallway, with a built-in cupboard housing the electric fuse box and meter. There is also a further shelved linen or storage cupboard. Access into the loft via a fitted loft ladder (the loft/attic space is partially floored and has electric light). Laminate flooring in the Hallway. CH Radiator.

LOUNGE:

Approx. 16'3 x 14'5. A spacious Lounge, with ample space for furnishings, and which has a large rear-facing window with feature "Juliet" balcony. CH Radiator. Access from the lounge into the kitchen.

KITCHEN:

Approx. 8'4 x 12'. The kitchen is fitted with a range of modern base and wall mounted storage units, worktop surfaces incorporating a stainless steel sink with mixer tap. Integrated Fridge/Freezer, stainless steel Electric Oven, Gas Hob and extractor hood above. Plumbing and space for an automatic washing machine and space for a dishwasher (the washing machine and dishwasher can be available by separate negotiation). Additional storage with worktop and cupboard housing the Gas central heating boiler. Rear-facing window. CH Radiator.



BEDROOM 1:

Approx. 9'9 x 13'7. Spacious main bedroom with a front-facing window and built-in double wardrobe with shelving and hanging space and sliding mirrored doors. CH Radiator.

BEDROOM 2:

Approx. 10'2 x 13'3. Another spacious bedroom with a front-facing window, built-in double wardrobe with shelving and hanging space and sliding mirrored doors. CH Radiator.

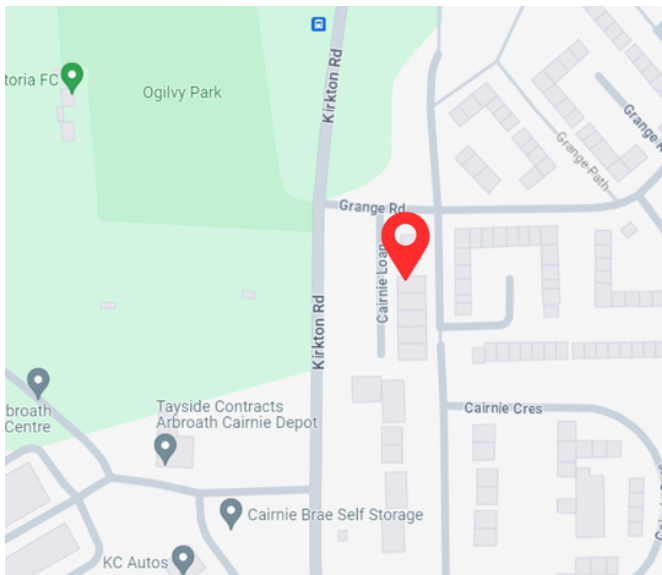
BATHROOM:

Approx. 6'6 x 7'3. Comprising a wash-hand basin incorporated within a vanity unit, WC., and a bath with an over the bath shower. Wall tiling at the bath and shower areas, WC., and wash-hand basin to dado height. Heated towel rail. Extractor fan.

OUTSIDE: Residents' designated car parking area and the building sits within well maintained garden grounds.



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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