

Connelly Yeoman



23 JOHN STREET, ARBROATH, DD11 1BT

GROUND FLOOR
APARTMENT



Key Features

- Spacious Ground Floor Apartment with traditional features.
- Within a popular area close to the harbour and town centre.
 - Gas Central Heating and Double Glazing.
 - Mutual Drying Green with private outhouse



OFFERS OVER
£60,000

Property Description

This deceptively spacious and traditional GROUND FLOOR APARTMENT is set within the centre of town, a stones throw from the harbour, popular cafes, and delightful coastal walks, as well as local services to including the railway station and the A92 giving easy access to Dundee. The property has the benefit of gas central heating and double glazing and comprises of a generously proportioned lounge with traditional features, kitchen with appliances, double bedroom with ample storage and a three piece white bathroom suite. Outside there is access to a mutual drying green and a private outhouse. This property would be ideal as a first-time-buy or buy-to-let investment.

ACCOMMODATION:

Hallway, Lounge, Kitchen, Double Bedroom and Bathroom

ENTRANCE HALLWAY:

Entry is via a double glazed door into the hallway. Cupboard housing the electric fuse box.

LOUNGE:

Approx. 12'4' x 18'. Spacious lounge with front facing window, traditional features to include deep skirting boards, high ceilings with cornicing. There is a feature electric wall mounted fire, cupboard housing the gas central heating boiler, and a radiator.

KITCHEN:

Approx. 5'7' x 15'2'. Rear facing window. Fitted with base and wall mounted units with wooden work surface incorporating a ceramic sink with a mixer tap. Electric oven and hob with extractor hood above. Plumbed space for an automatic washing machine and space for a fridge freezer, (both included) Wood effect flooring., Parador ceiling with spotlights, and a radiator.



BEDROOM:

Approx. 12'9" x 15'3". Rear facing double bedroom with double shelved and hanging wardrobes, a cupboard housing the gas boiler, ample room for furnishings, and a radiator.

BATHROOM:

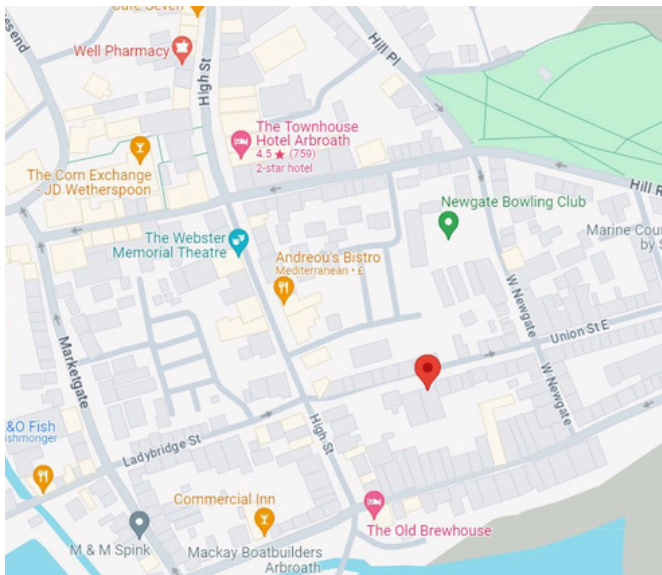
Approx. 6' x 14'4". Front facing bathroom. Three piece white bathroom suite with an over the bath electric shower. Modern tiling finishes with bathroom fitments, and a radiator.

MUTUAL GARDEN:

Private outhouse with shelving. Ideal for storage of bins and / or bikes. Well maintained garden with a lawned drying area. Easy to maintain stone-chipped and patio areas.



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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