

Connelly Yeoman



21A OLD SHORE HEAD, ARBROATH, DD11 1BB

FIRST FLOOR FLAT



Key Features

- Spacious first floor flat in an excellent waterfront location.
- With views of the shorefront and harbour, and close to the town centre.
 - Gas Central Heating and Double Glazing.
- Mutual access road leading to private garden and Garage.



OFFERS OVER
£65,000

Property Description

This bright and airy one bedroom FIRST FLOOR FLAT has an excellent waterfront location in Arbroath and enjoys views towards the coast and harbour, is within walking distance of a variety of local amenities including shops, bars and restaurants. Arbroath railway station is within easy reach, as is the A92 giving easy access to many Angus towns as well as Dundee and Aberdeen. The property provides generous accommodation with open views over the shorefront to the sea and harbour. The flat enjoys the benefit of gas fired central heating and double glazing. Outside there is a mutual access road to the side which gives access to an enclosed private garden and garage. Early viewing is essential to appreciate this property which would make an ideal first time buy, holiday or buy-to-let investment.

ACCOMMODATION:

Lounge, kitchen, bedroom and bathroom

ENTRANCE HALLWAY:

Entry is at ground level with staircase leading up to the upper floor. In the hallway there is an shelved airing cupboard housing the gas central heating boiler, a further shelved and hanging storage area and access into a partly floored loft via a Ramsay style ladder.

LOUNGE:

Approx. 15'9 x 14'6. A bright and spacious lounge with bay window offering open views over the shorefront towards the sea and harbour. There are two radiators and ample space for furnishings.

KITCHEN:

Approx. 9'5 x 7'2. The kitchen is fitted with base and wall units and co-ordinating work surface incorporating a stainless steel sink with a mixer tap. There is space for appliances and plumb space for an automatic washing machine. A rear facing window and a rear facing Velux window.



BEDROOM:

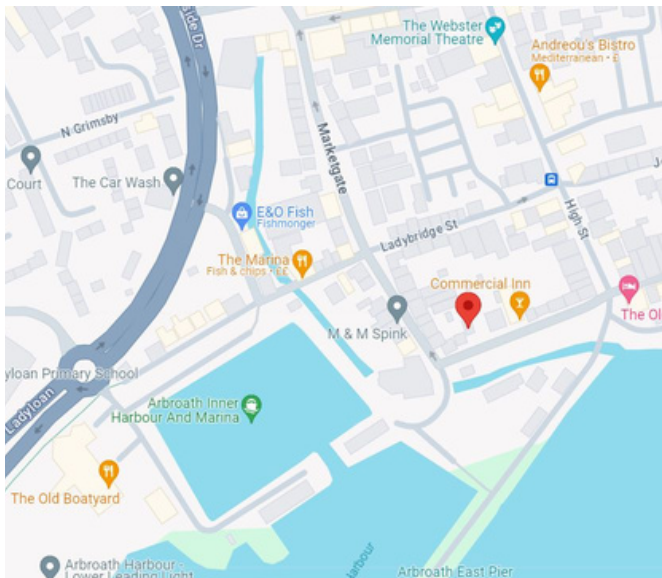
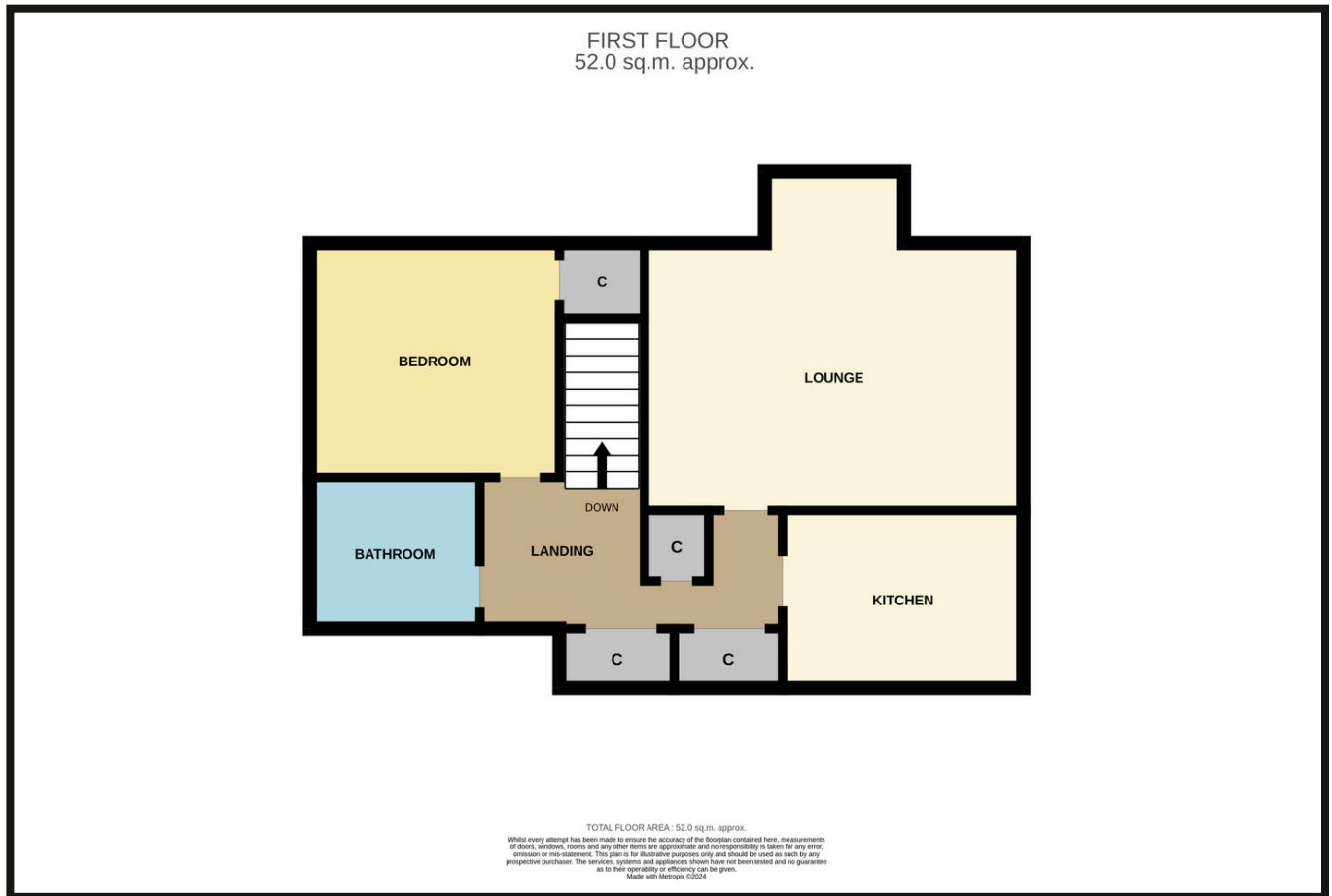
Approx. 10'6 x 10'2. A bright front facing bedroom with open views. With a shelved and hanging wardrobe and radiator.

BATHROOM:

Approx. 7'2 X 6'2. A 3 piece coloured suite incorporating a shower over the bath, a rear facing window, bathroom fitments and a radiator.



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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