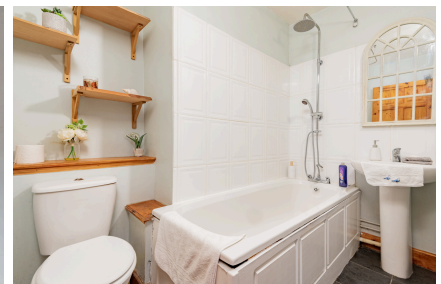


# Connelly Yeoman



16B JAMIESON STREET, ARBROATH, DD11 2AZ

FIRST FLOOR FLAT



## Key Features

- Set within a popular residential area close to the Westport shopping area, Angus College & railway station.
- Gas Central Heating and Double Glazing.
- Well kept mutual garden area and private shed.



OFFERS OVER  
**£57,500**



# Property Description

Connelly Yeoman are pleased to bring to market this traditional one bedroom FIRST FLOOR APARTMENT which is ideally situated within a desirable residential area close to the Westport shopping area, Angus College, the railway station and other local amenities. The property has been well maintained and would make an ideal buy to let investment with gas and electric certificates in place, smoke alarms fitted and security lights. Outside the property has been well maintained with an attractive mutual garden and a shed with exclusive use by the owner of flat 16B. Early viewing would be highly recommended.

## ACCOMMODATION:

Lounge, kitchen, double bedroom and bathroom

## ENTRANCE HALLWAY:

Entry is via a double glazed front entrance door into a small vestibule that has a tiled floor. From here an unusual pine effect stable door leads into the lounge.

## LOUNGE:

Approx. 16'1 x 13'4. The lounge overlooks the front of the property and has grey laminate flooring. An original cast iron fireplace is a lovely focal point in the room with recessed alcove with glass display shelving. There are shutters on the window giving a cosy feel to the room. The flooring continues out into the hallway and into the bedroom.

## BEDROOM:

Approx. 12'9 x 11'8. A great sized double bedroom overlooking the front of the property. There is ample space for furnishings and wooden shutters on the window.





**KITCHEN:**

Approx. 8'10 X 5'11. With a range of grey base and wall units, oak work surfaces, white brick effect splash back and slate grey tiled flooring. The kitchen is bright with a large window overlooking the front of the property. There is a washing machine and fridge freezer, in working order, which will remain in the property along with a gas hob, electric oven and extractor hood. The gas boiler is positioned in the kitchen and is around 5 or 6 years old and has been regularly serviced. The gas meter is under the sink.

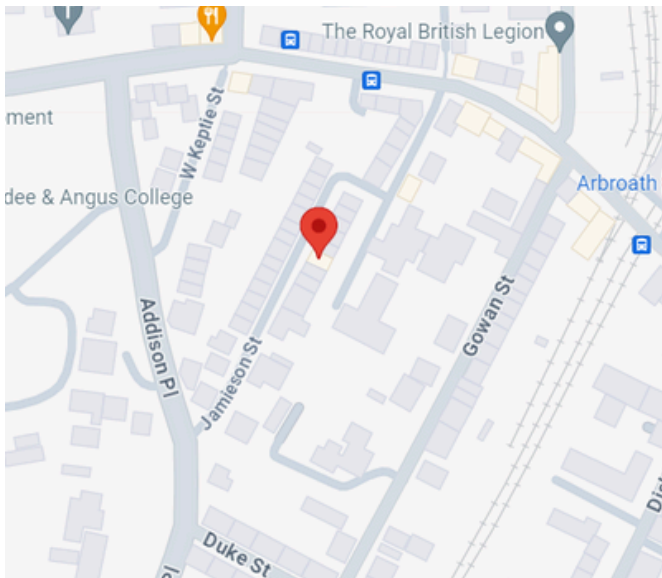


**BATHROOM:**

Approx. 8'2' x 5'10. The bathroom has a three piece white suite with a shower over the bath with a rail for a curtain and is partially tiled with display shelving and a slate grey tiled floor.



# 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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