

Connelly Yeoman



120 ST. VIGEANS ROAD, ARBROATH, DD11 4DL

GROUND FLOOR FLAT



Key Features

- An attractive and well maintained Ground Floor Flat
- Ideally located in a sought after area of the town within easy reach of amenities
 - Gas Fired Central Heating and Double Glazing, neutral decor, ample storage
 - Well kept garden areas to the front and rear of the building



OFFERS OVER
£85,000

Property Description

This attractive, bright and airy, two bedroom GROUND FLOOR FLAT forms the lower part of a building housing four similar styled flatted properties and is located in a sought after residential area within easy reach of the town centre amenities, local shops and supermarkets, and within walking distance of the main east coast railway station that serves Arbroath. The property provides well proportioned accommodation on one level, has been well maintained and enjoys the benefit of Gas central heating, Double glazing and ample storage. Externally, there is an area of garden to the front which is exclusive to the property and is neatly laid out in lawn while to the side of the property, accessed through a wooden gate and surrounding fencing, this area is shared with the upper flat and has paving slabs, fully enclosed and private. To the rear of the building is a mutual lawn area with drying green. Overall, this property may be of interest to First Time Buyers or equally as a downsize property and early viewing is recommended.

ACCOMMODATION:

ENTRANCE HALLWAY, BATHROOM, 2 BEDROOMS, LOUNGE, KITCHEN.

ENTRANCE HALLWAY:

Enter through an attractive timber entrance door into the Hallway, with a large built-in storage cupboard. The hallway is bright and airy, and has access to the Bathroom, Bedrooms and Lounge. CH Radiator. There is a further large storage cupboard.

LOUNGE:

Approx. 16'1 x 13'2. A lovely bright and spacious room, with a large front-facing picture window and this room offers ample space for dining table and chairs if required. Feature picture rail and neutral decor. CH Radiator. A door from the Lounge leads into the Kitchen.

KITCHEN:

Approx. 12'1 x 7'1. This is a Galley-style Kitchen, with a built-in pantry/larder cupboard with a small window. There are base and wall mounted units, complimented by blue coloured marble-effect worktop surfaces, white brick-effect tiled splashbacks, and a stainless steel sink and drainer. Built-in Electric Hob and Oven below. Ample space for white good below the worktop counter. Wall mounted Gas central heating boiler located here. Large window overlooking the front of the property offering ample natural light into this room. CH Radiator.



BEDROOM 1:

Approx. 13'7 x 12'3. A spacious main bedroom with a rear-facing window. Built-in storage cupboard with shelving. Neutral decor. CH Radiator.

BEDROOM 2:

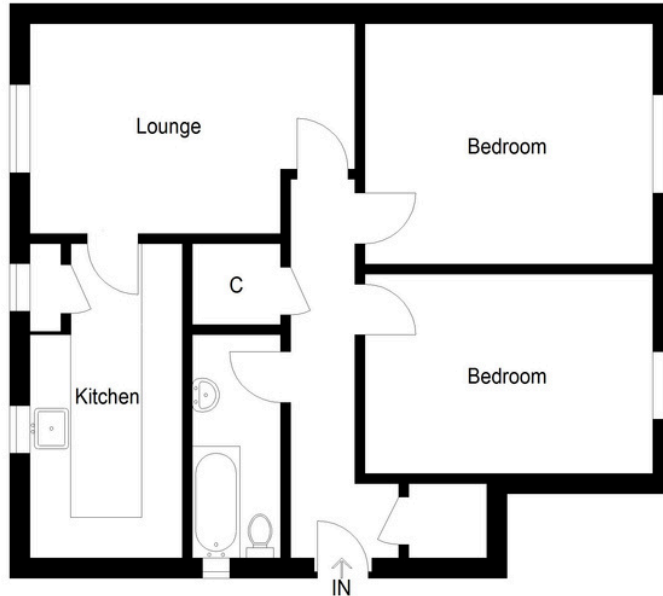
Approx. 13'3 x 9. A spacious bedroom with a rear-facing window overlooking the rear of the property. Laminate flooring and neutral decor. CH Radiator.

BATHROOM:

Approx. 8' x 4'7. Comprising a three piece bathroom suite, with a shower over the bath and glass shower screen. Fully tiled walls. Tiled floor. Opaque glazed window allows ample natural ventilation. CH Radiator.

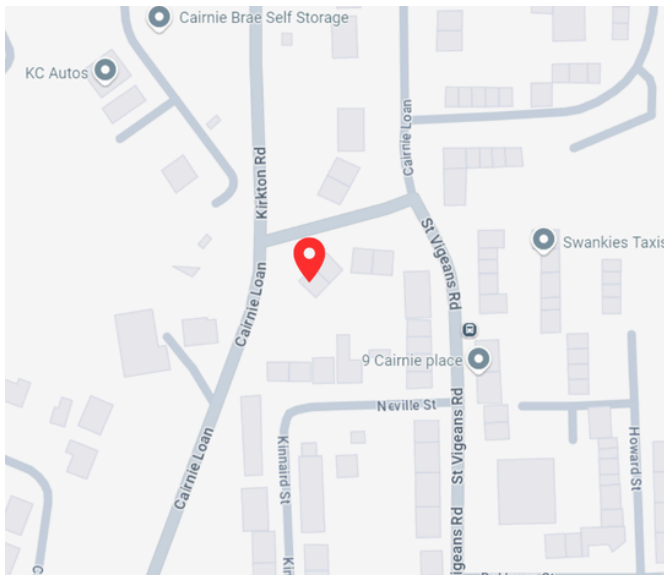


Property Professionals



Ground Floor

Illustration For Identification Purposes Only.
Not To Scale (ID:1120225 / Ref:89126)



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