

Connelly Yeoman



56C MARKETGATE, ARBROATH, DD11 1AT

FIRST FLOOR
APARTMENT



Key Features

- Spacious first floor apartment.
- Within a popular residential area close to the town centre.
 - Gas Central Heating and Double Glazing.
- Well maintained communal garden with a private stone outhouse



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OFFERS OVER

£85,000

Property Description

This spacious two bedroom FIRST FLOOR APARTMENT is ideally situated within a desirable residential area close to the town centre and provides generously proportioned accommodation on one level. The property is incredibly spacious and enjoys the benefit of gas central heating and double glazing together with ample storage and comprises of a spacious lounge, kitchen, two bedrooms and shower room. Outside is accessed to a private stone outhouse with a well maintained communal garden.

ACCOMMODATION:

Lounge, Kitchen/Dining, Shower Room and Two Bedrooms.

ENTRANCE HALLWAY:

Spacious hallway with the advantage of a large storage cupboard and a linen cupboard. Wood effect laminate flooring.

LOUNGE:

Approx. 14'11" x 13'2". Corniced ceiling and wood effect flooring. Decorative recessed arch with storage below. Large window overlooking rear of the property. Door leads into a small vestibule open to original front entrance door.

KITCHEN/DINING:

Approx. 14' x 12'10". Window overlooking rear of the property. Vinyl flooring with herringbone wood effect pattern. Ample space for a fridge freezer. New double oven recently installed. Electric hob with extractor hood above. Large built-in storage cupboard/larder housing the boiler. Stainless steel sink and drainer. Plumbed for a washing machine and dishwasher.

SHOWER ROOM:

Approx. 10'9" x 6'4". Partially tiled with original cornice ceiling. Large window overlooking front of the property. Two piece white suite with a quadrant shower enclosure.

BEDROOM 2:

Approx. 13'8" x 11'3". Cornice ceiling. Window overlooking front of the property. Built-in storage cupboard.



MASTER BEDROOM:

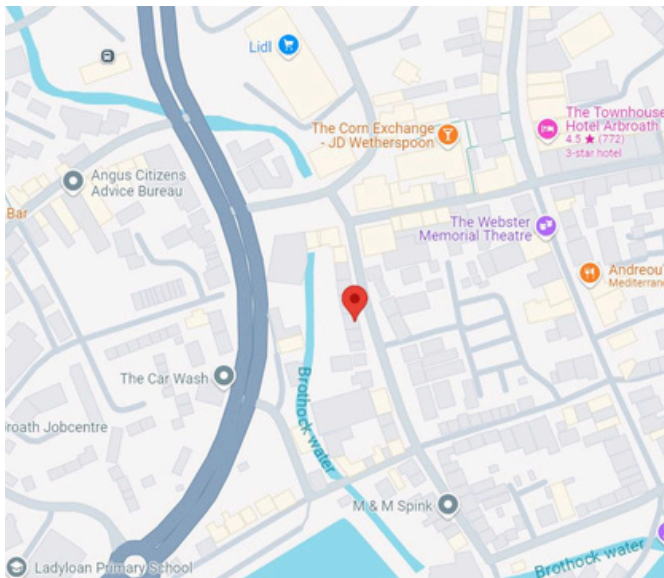
Approx. 15'3" x 12'2". Original cornice ceiling. Large window overlooking front of the property.

GARDEN:

Stone outhouse exclusive to the property. Well maintained communal garden with seating area.



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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