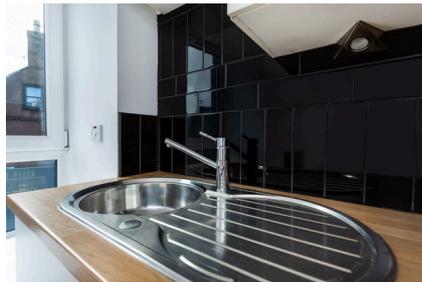


Connelly Yeoman



3E WEST PORT, ARBROATH, DD11 1RF

1ST FLOOR FLAT



Key Features

- Within a popular residential area close to the town centre.
- Electric Storage Heating and Double Glazing.
- Bright and spacious 1st floor flat.



FIXED PRICE

£43,000

Property Description

This traditional, bright and deceptively spacious FIRST FLOOR FLAT is set within a central residential area of Arbroath and is conveniently located close to popular primary and secondary schools, as well as local services to include shops, railway & bus stations and the A92 giving easy access to all Angus towns and villages, Dundee, Aberdeen and beyond. The property has the benefit of electric storage heating and double glazing and comprises of a hallway, open plan lounge and kitchen, bedroom and shower room.

ACCOMMODATION:
HALLWAY, OPEN PLAN LOUNGE AND KITCHEN, DOUBLE BEDROOM AND SHOWER ROOM.

ENTRANCE HALLWAY:

This traditional first floor flat is entered via a clean and bright hallway with original stair case leading up to the first floor. A hard wood front entrance door leads into a small, bright hall with laminate flooring which runs throughout most of the flat.

OPEN PLAN LOUNGE AND KITCHEN:

Approx. 18'7 x 9'7. A lovely bright space with two large windows overlooking the front of the property and one overlooking the side. An inset display area with shelving could house a TV and sky box and additional storage can be found under the window. There is ample space for furnishings.

The kitchen area has a range of white base and wall units incorporating oak work surfaces and black brick effect tiled splash back. There is a stainless steel sink, electric hob with oven below and extractor hood above, plumb space for an automatic washing machine and space for a fridge freezer.



BEDROOM:

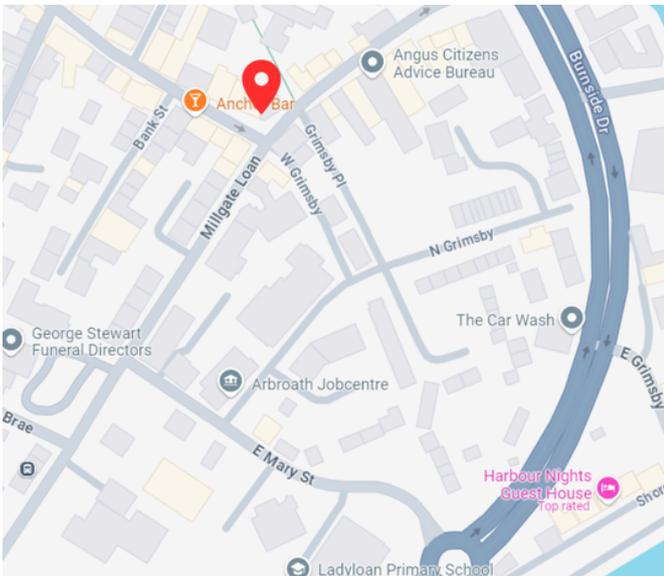
Approx. 10'4 x 10'5 at the widest. A lovely bright double bedroom overlooking the side of the property which has built in double wardrobes with sliding mirrored doors. Currently, there is no flooring in this bedroom.

SHOWER ROOM:

Approx. 5'7 x 4'2. The shower room has a two piece white suite with white tiles to dado height and laminate flooring. The shower cubicle has a sliding glass door with chrome trim. There are two wall mounted mirrors one of which is inset and a wall mounted chrome towel rail.



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.

**Connelly
Yeoman**

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