

Connelly Yeoman



6 BANK STREET, ARBROATH, DD11 1RH

GROUND FLOOR FLAT



Key Features

- Spacious ground floor flat in need of updating
- Within a popular residential area close to the town centre
 - Electric Storage Heating



OFFERS OVER
£35,000

Property Description

This traditional one bedroom GROUND FLOOR APARTMENT is ideally situated within a desirable residential area in the coastal town of Arbroath and close to the town centre. The room sizes are very generously proportioned but the flat is in need of modernisation and could be seen as a project. Although there is electric storage heating this would need checked and updated. There are some original features retained in the bedroom and some storage. There are communal grounds to the rear mostly laid to lawn with borders of shrubs and bushes.

ACCOMMODATION:

ENTRANCE HALLWAY, KITCHEN, BATHROOM, LOUNGE, BEDROOM

ENTRANCE HALLWAY:

Entrance to the property is through an original doorway into a small hallway with wood effect flooring.

LOUNGE:

Approx. 11'7 x 11'12. The lounge is front facing with a built in alcove with storage below.

KITCHEN:

Approx. 11'4 x 6'2. The kitchen is in need of updating but currently has laminate flooring with some wall and base units. There is space for white goods and plumbing for an automatic washing machine. A built in cupboard houses the hot water tank.

BEDROOM:

Approx. 11'4 x 9'9. A good sized room which overlooks the rear of the property with laminate flooring and built in wardrobes. There is an original ceiling rose and corning.

BATHROOM:

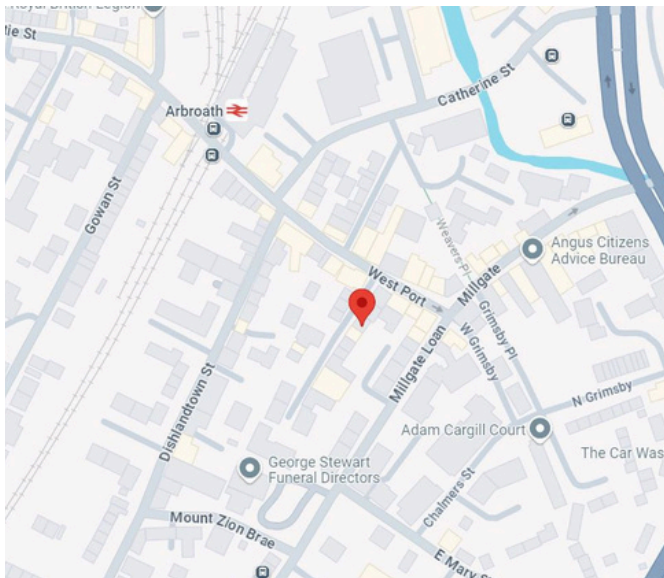
Approx. 7'9 X 5'1. The bathroom has a three piece suite comprising of a corner bath with shower over, wash hand basin and WC.

OUTSIDE:

There is a communal garden to the rear of the property mostly laid to lawn with borders of shrubs and bushes.



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**

tspc

Connect with us

