

Connelly Yeoman

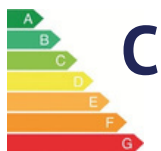


21 ST. VIGEANS ROAD, ARBROATH, DD11 4DJ

TERRACED FIRST & SECOND
FLOOR MAISONNETTE FLAT



- Forming part of a terraced stone-built property located within easy reach of central amenities
 - A spacious and well proportioned Maisonette flat offering excellent accommodation
 - Gas Fired Central Heating and Double Glazed Windows, ample storage
 - A mutual rear drying area, Residents' car parking area to the rear



OFFERS OVER
£85,000

Property Description

This attractive MAISONETTE FLAT offers spacious and bright accommodation over two levels and forms part of a stone-built property of similar flatted properties, set within an ideal central location, close to all local amenities and services including local shops, supermarkets and close to the main east coast railway station that serves Arbroath. The property is laid out over two levels, with the first floor comprising of the Entrance Hallway with built-in storage cupboards offering excellent storage and then there is access to the bright and spacious Lounge and Dining Kitchen. On the upper/top floor there are three good-sized Bedrooms, a large and useful walk-in wardrobe Room and the main Bathroom is located on the upper level also. Whilst requiring a degree of cosmetic refurbishment, overall the property is in good condition and benefits from Gas fired central heating and Double glazed windows. Externally, on street car parking is available on St. Vigeans Road and there is residents' car parking to the rear of the property. Entry into the property via a mutual entry close from the front and rear of the building. There is a mutual drying area to the rear which is fully paved for easy maintenance. Overall, this property would represent an ideal First Time Buy or Investment buy, with scope for adding value in the longer term. Early viewing is recommended.

ACCOMMODATION:

ENTRANCE HALLWAY, LOUNGE, DINING KITCHEN: UPPER/TOP FLOOR:- 3 BEDROOMS, WALK-IN WARDROBE ROOM, BATHROOM.

HALLWAY:

Enter into the property via a hardwood front entrance door into the Hallway which has laminate flooring and this is continued through into the Lounge. There is a built-in storage cupboard offering ample storage. CH Radiator. Staircase leading up to the upper/top floor accommodation.

LOUNGE:

Approx. 19'3 x 10'9. A bright and spacious main Lounge with two large front-facing windows which allows ample natural light into the room. Built-in storage cupboard which offers excellent under-stair storage. CH Radiator.

DINING KITCHEN:

Approx. 14'9 x 8'8. The kitchen is fitted with a good range of base and wall mounted units in a white high gloss finish, with complimentary black coloured worktop surfaces and a stainless steel sinktop. Built-in Electric Hob, Electric Oven below and a stainless steel extractor above the hob. The automatic washing machine is housed in an under-counter cabinet. There is a recessed area for a fridge/freezer. One large rear-facing window at the dining area and a further window at the sink area. Ample space for dining table and chairs. CH Radiator.



UPPER/TOP FLOOR:

Staircase to the upper floor landing hallway, with access to a large Walk-in wardrobe room and access to the Bedrooms. There is a further large walk-in storage cupboard with shelving and housing the Worcester gas central heating boiler. Access hatch into the partially floored attic space.

WALK-IN WARDROBE ROOM:

Approx. 6'6 x 4'9. A very useful walk-in storage wardrobe.

BEDROOM 1:

Approx. 10'5 x 9. Spacious bedroom with a front-facing window. CH Radiator.

BEDROOM 2:

Approx. 10'8 x 10. Another spacious bedroom with a front-facing window. CH Radiator.

BEDROOM 3:

Approx. 10'4 X 9'3. A bright and spacious bedroom, with a rear-facing window. CH Radiator.

BATHROOM:

Approx. 8'6 x 5'6. Comprising a three piece white bathroom suite with a shower over the bath and a folding glass shower screen. Extractor fan. Opaque window allows for ample natural ventilation. CH Radiator.

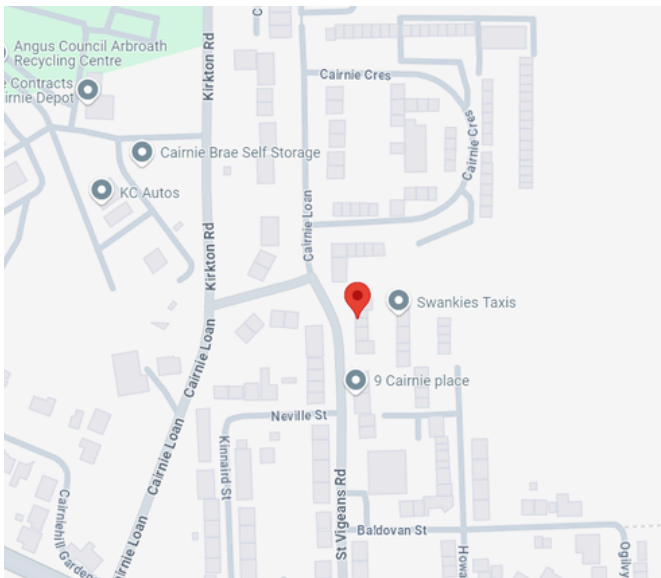
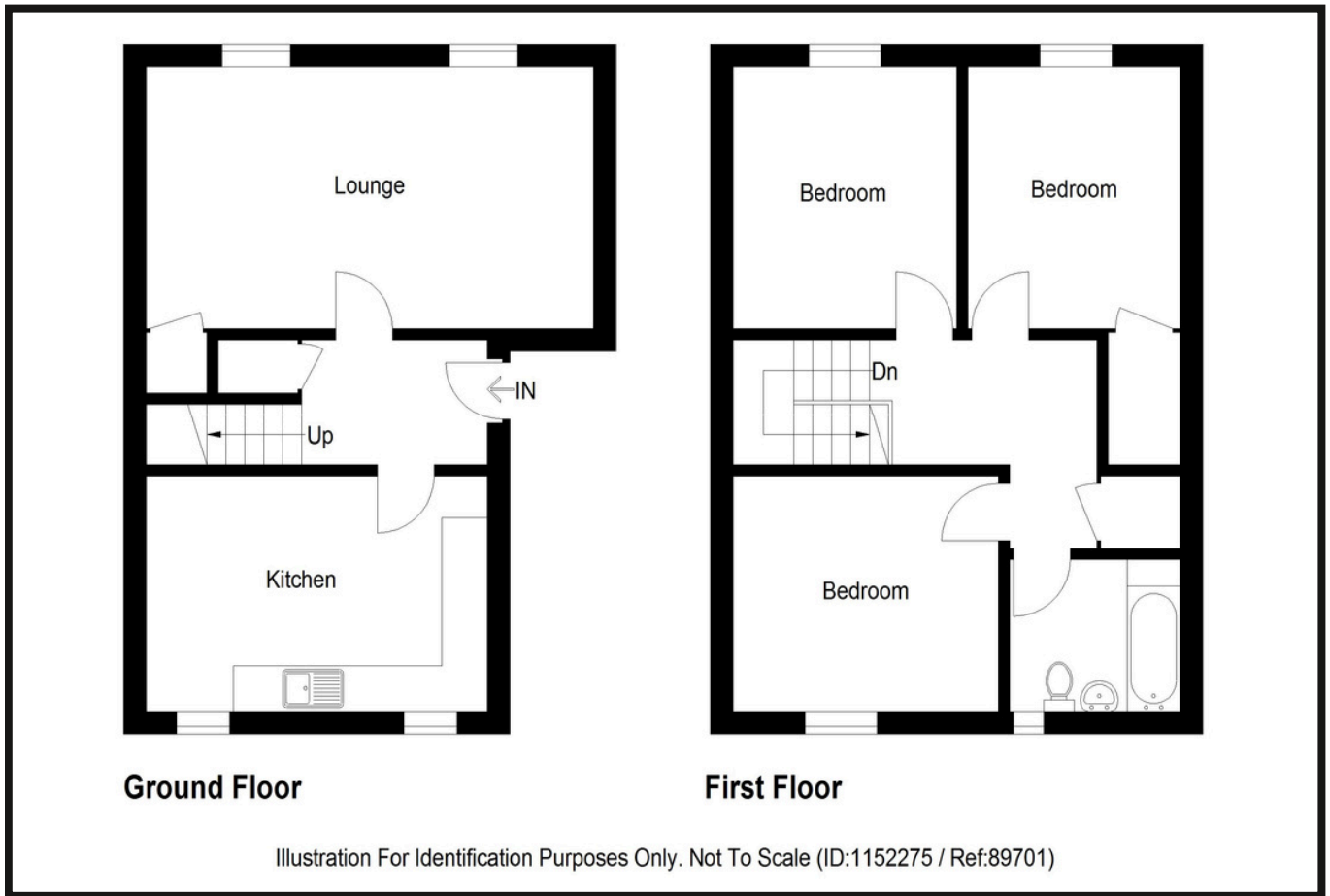
EXTERNALLY:

On street car parking is available on St. Vigeans Road and there is residents' car parking to the rear of the property.

Entry into the property via a mutual entry close from the front and rear of the building. There is a mutual drying area to the rear which is fully paved for easy maintenance.



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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