

Connelly Yeoman



122 ST. VIGEANS ROAD, ARBROATH, DD11 4DL

FIRST FLOOR APARTMENT



Key Features

- Spacious and well presented First Floor Apartment
- Located in a popular residential area close to the town centre and amenities
 - Gas Fired Central Heating and Double Glazing
 - Private garden area and mutual Drying Green area



OFFERS OVER
£85,000

Property Description

This attractive, bright and airy, FIRST FLOOR APARTMENT forms the upper floor of a block of four similar styled apartments and is ideally situated within a very popular residential area of Arbroath, close to the town centre and within easy reach of most amenities. The property offers well proportioned accommodation on one level and enjoys the benefit of Gas fired central heating, double glazing and ample storage. Internally, there is an entrance hall with staircase into the apartment, a spacious Lounge, Kitchen, 2 double sized Bedroom and a modern Bathroom. Outside, a side pathway leads to a mutual drying green, with access to a private enclosed garden. This property would suit a variety of buyers and early viewing is recommended.

ACCOMMODATION:

ENTRANCE STAIRCASE & UPPER HALLWAY, BATHROOM, 2 BEDROOMS, LOUNGE, KITCHEN

ENTRANCE HALLWAY:

On entry into the property, there is a double glazed door that leads into a stairway that has a side-facing window and leads into a spacious Hallway, with a shelved storage/cloaks cupboard (housing the gas central heating boiler). CH Radiator. Access via a Ramsay style loft ladder into the partially floored loft.

LOUNGE:

Approx. 12' x 16'. A bright and spacious lounge with ample space for dining, and a large front-facing window. Feature modern Gas fire. Shelved alcove. Laminate wood flooring. CH Radiator. Access from the lounge into the kitchen.

KITCHEN:

Approx. 12'3 x 6'8. The kitchen is fitted with modern base and wall mounted storage units, worktop surfaces and a stainless steel sink with mixer tap. Stainless steel Electric Oven, Hob and stainless steel and glass extractor hood above. Plumbing and space for an automatic washing machine and a slim-line Dishwasher. Space for a fridge/freezer. Shelved larder cupboard. Front-facing window.



BATHROOM:

Approx. 8' x 4'8. Comprising a vanity unit incorporating the WC and a further vanity unit incorporating the wash-hand basin. Tiling at the wash-hand basin. Bath with an over the bath shower to tap, finished with modern wet wall panels. Heated towel rail. Side-facing opaque glass window.

BEDROOM 1:

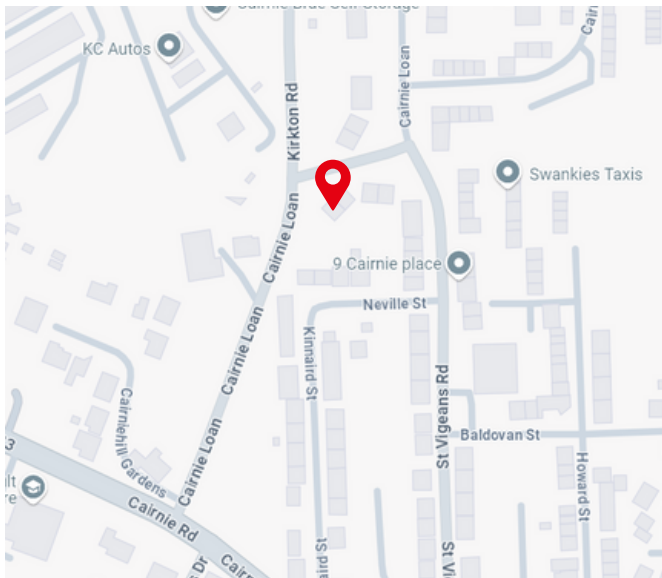
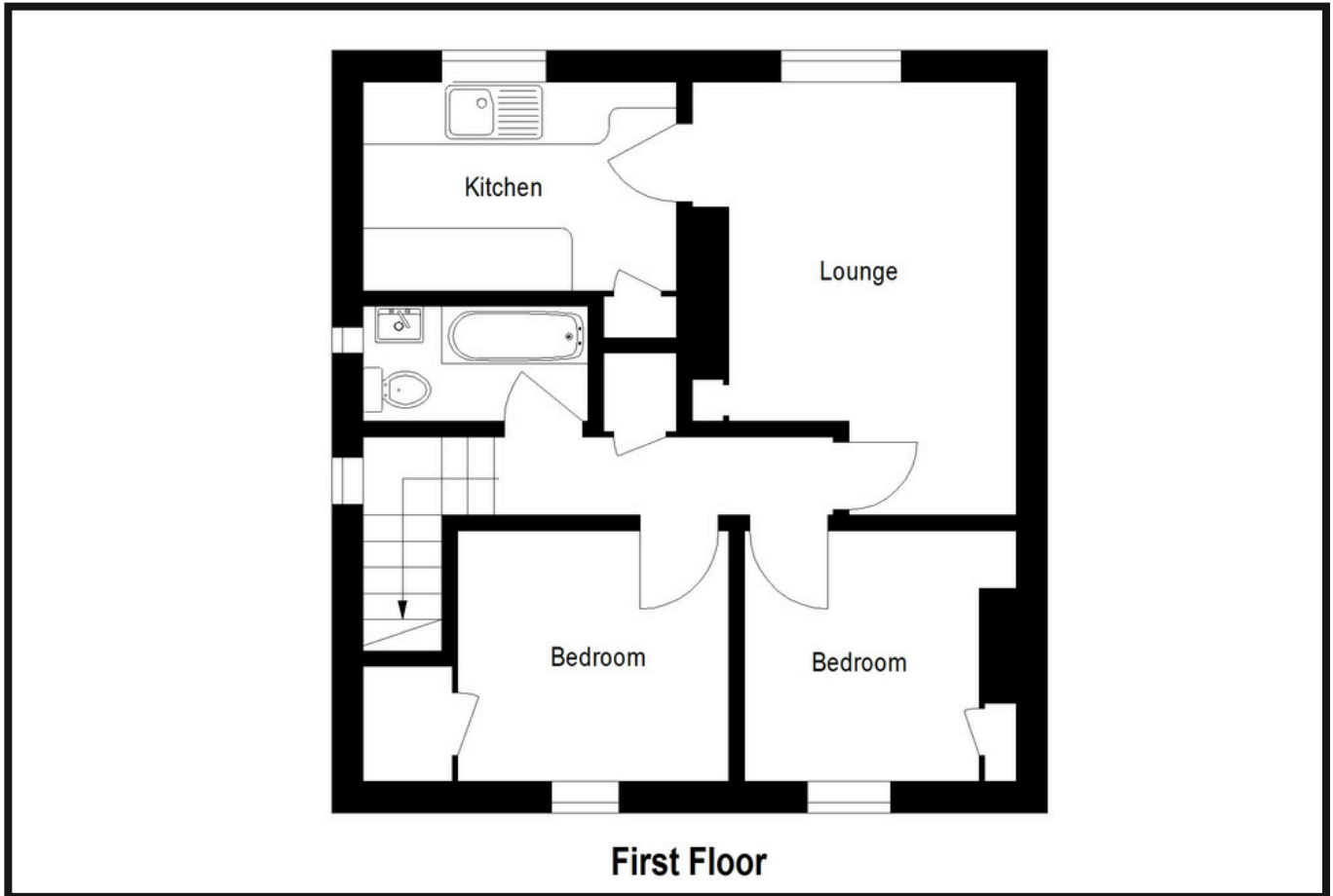
Approx. 12'2 x 13'9. Another spacious double bedroom with a rear-facing window. Built-in wardrobe with shelving. Ample space for bedroom furnishings. CH Radiator.

BEDROOM 2:

Approx. 9' x 13'7. A spacious double bedroom with a rear-facing window. Built-in wardrobe with shelving and hanging space. CH Radiator.



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

