

Connelly Yeoman



26 JAMIESON STREET, ARBROATH, DD11 2AZ

GROUND FLOOR MAISONETTE



Key Features

- Within a popular residential area close to the Westport shopping area, Angus College & the railway station
- Electric Storage Heating and Double Glazing
- Well kept mutual garden area laid to lawn



OFFERS OVER
£75,000

Property Description

A traditional two bedroom MAISONETTE which is ideally situated within a desirable residential area close to the Westport shopping area, Angus College, the railway station and other local amenities. The property would benefit from some updating and presently the hot water tank is not functioning. There is electric storage heating, double glazing, ample storage and comprises of a spacious lounge, kitchen, two double bedrooms and a bathroom. Outside and to the rear of the property is a mutual garden mainly laid to lawn.

ACCOMMODATION:

ENTRANCE HALLWAY, LOUNGE, KITCHEN, TWO DOUBLE BEDROOMS AND A BATHROOM.

ENTRANCE HALLWAY:

Access to the property is via a double glazed door into a hallway. There is a large walk in storage cupboard with light and shelving and in which the electric fuse box and meter are housed. Laminate flooring runs through out the ground level.

LOUNGE:

Approx. 13'7 x 17'5. The lounge overlooks the front of the property and has a feature stone fireplace with plinths incorporating an electric fire. There is a storage heater and coving.

KITCHEN:

Approx. 17'8 x 10'2. Fitted with a range of base and wall units incorporating a stainless steel sink with a mixer tap, an electric oven, hob with extractor above. There is space for an under counter fridge, room for dining, a wall mounted panel heater and a rear facing window. Under the stairs there is a large storage cupboard. A stair case leading to the upper floor. The landing is bright with a rear facing window, pine lined ceiling and storage heater. A large cupboard houses the water tanks.



BEDROOM 1:

Approx. 10'10 x 13'4. This double bedroom faces the front of the property and has a shelved and hanging wardrobe with sliding louvre doors and a shelved alcove.

BEDROOM 2:

Approx. 11' x 14'. A rear facing double bedroom with a shelved storage cupboard and a storage heater.

BATHROOM:

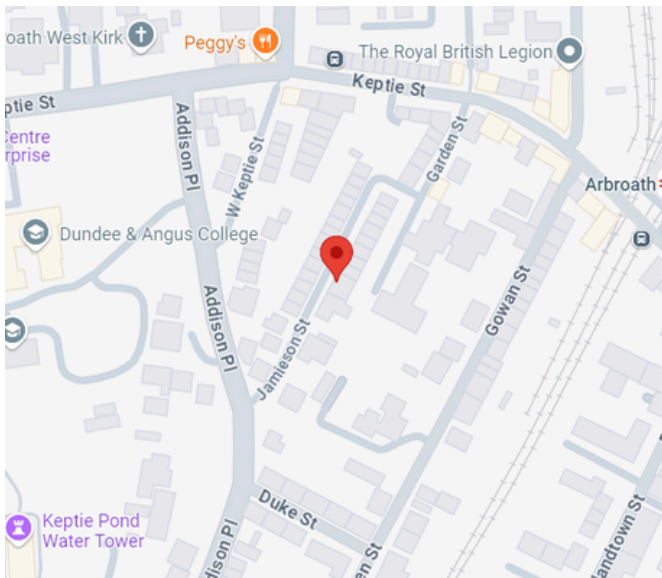
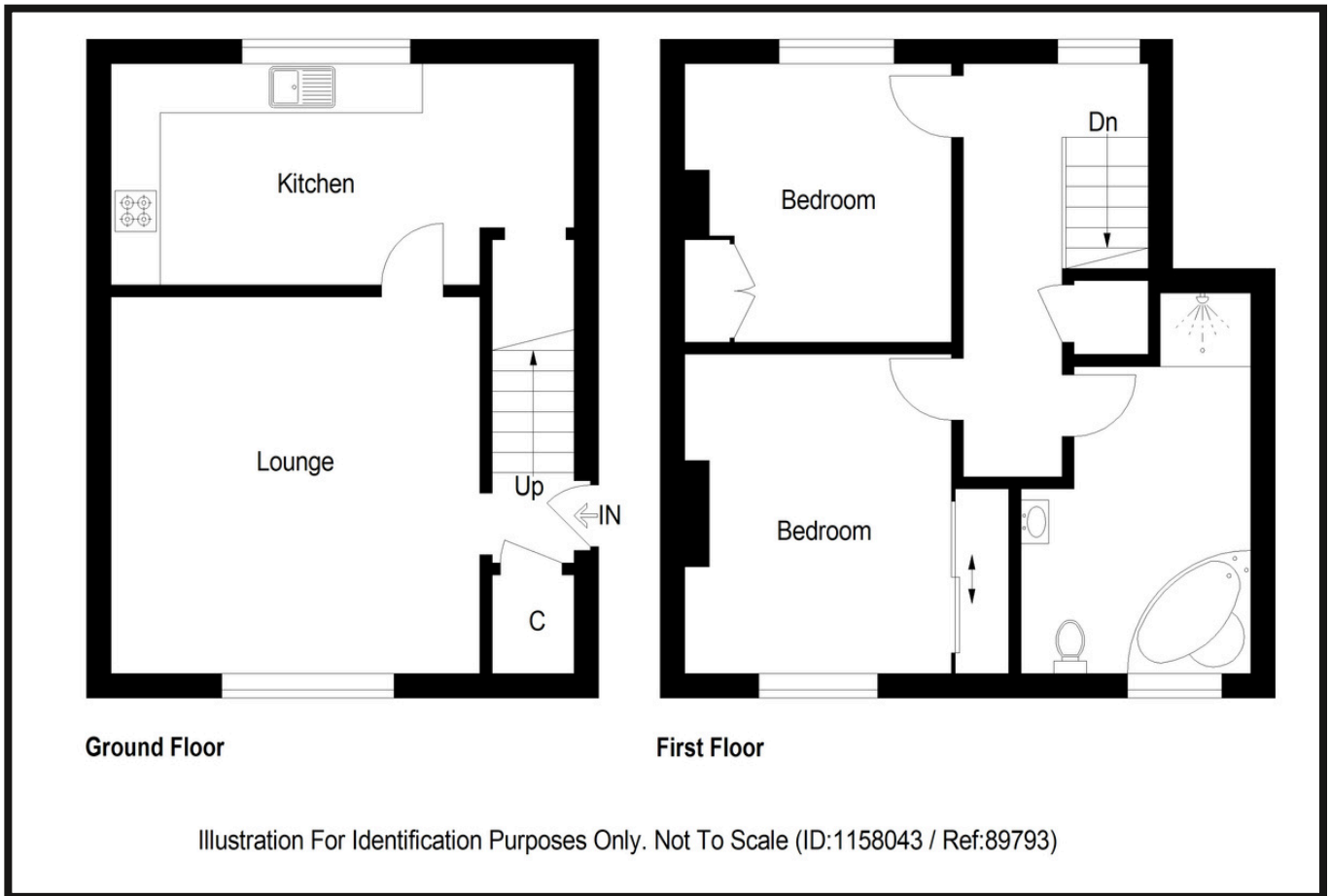
Approx. 9'8 x 10'9. The bathroom overlooks the front of the property and has a wash hand basin, WC, corner bath and a separate shower cubicle housing an electric shower and a storage heater.

OUTSIDE:

To the rear there is a mutual garden mostly laid to lawn.



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

