

# Connelly Yeoman



31 HILL STREET, ARBROATH, DD11 1AG

GROUND FLOOR FLAT



## Key Features

- Main door Ground Floor Flat - an ideal Holiday Home or First Time Buy
- Located within easy reach of central amenities, shops and close to the harbour area
  - Gas Fired Central Heating and Double Glazing. Modern neutral decor
  - Communal rear courtyard area and private car parking space



OFFERS OVER  
**£60,000**

# Property Description

This attractive and well presented, one bedroom GROUND FLOOR FLAT is ideally situated within a popular area of the town, within easy walking distance of the High Street shopping and close to the Marina and seafront areas of Arbroath. The main door ground floor Flat is located in a two storey block of four similar flatted properties and offers well proportioned accommodation with the benefits of Gas fired central heating and Double glazed windows. On entering the property from Hill Street, through decorative wrought iron entrance railings and gate, you are into the mutual entrance close for the building and this leads straight through into a mutual rear courtyard area which has double opening gates (accessed from the Angus Council car park of High Street/Hill Street) and there is a private car parking space for the property. (No Garage) Overall, this property would suit a variety of buyers, perhaps as a lovely holiday home/"bolt hole" property or a great First Time Buy, and early viewing is recommended to appreciate.

**ACCOMMODATION:** ENTRANCE HALLWAY, KITCHEN, BATHROOM, BEDROOM AND LOUNGE. PRIVATE REAR CAR PARKING SPACE

**ENTRANCE HALLWAY:** Main entrance door into the property. In the Hallway there is laminate wood flooring and two large, built-in storage cupboards offer ample storage.

#### **KITCHEN:**

Approx. 12'4 x 5'1. Galley style Kitchen with base and wall mounted storage units in a white finish with stainless steel handles, black coloured worktop surfaces and stainless steel sink and drainer. Built-in Gas Hob, Electric Oven and an extractor above the Hob. Space for a fridge/freezer. Plumbing for an automatic washing machine. Laminate grey coloured tiled-effect flooring. Deep display window sill and a large window onto Hill Street. CH Radiator.

#### **BATHROOM:**

Approx. 7'9 x 7'4. Comprising a three piece bathroom suite, WC., wash-hand basin and a bath with shower over the bath and wet wall panels at the bath area. Feature wood panelling to dado height level and with neutral decor. Lined wood ceiling which has been painted. Tiled flooring. Deep display window sill and a large window allows for natural light and ventilation. CH Radiator.



**BEDROOM:**

Approx. 11'3 x 8'8. A double Bedroom with a double window overlooking the communal area at the rear and which allows ample natural light into this room. Large, built-in double wardrobe offer ample storage. Ceiling coving. Neutral decor. Ample space for bedroom furnishings. CH Radiator

**LOUNGE:**

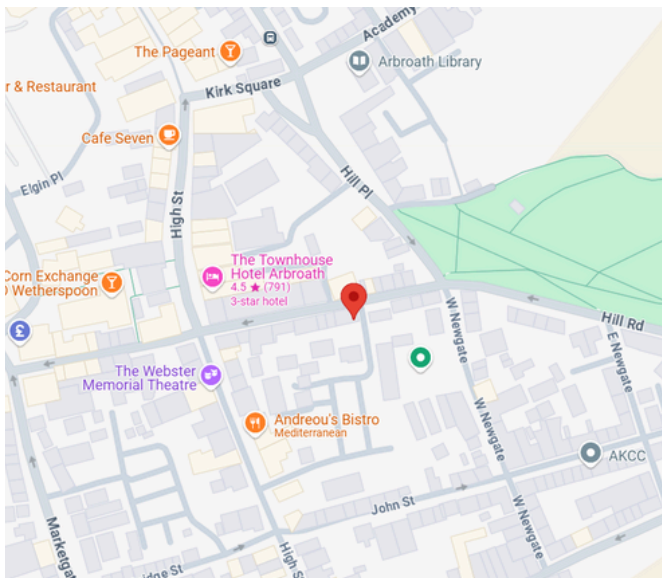
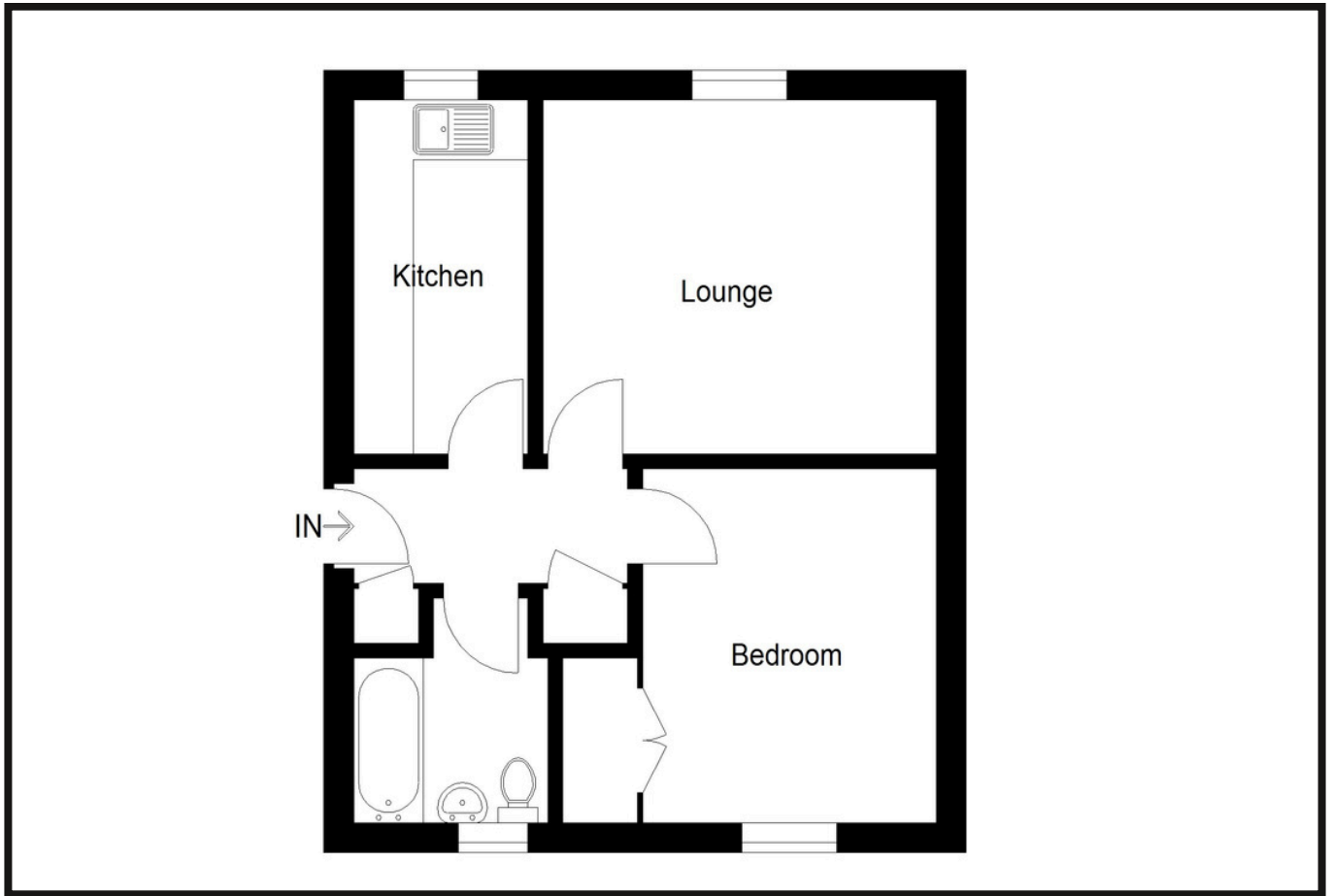
Approx. 12'11 x 11'4. Another good-sized room, with a front-facing window onto Hill Street. Neutral decor. Ceiling coving. Ample space for furniture settings. CH Radiator

**COMMUNAL COURTYARD AREA & CAR PARKING:**

Communal area which is shared with the other 3 flats in the building. Gates opening into this space where there is a private car parking space for the Flat.



# 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

