

# Connelly Yeoman



52 GLENOGIL DRIVE, ARBROATH, DD11 5EF

FIRST FLOOR  
APARTMENT



## Key Features

- First floor apartment.
- Within a popular residential area close to schools and shops
- Gas Central Heating and Double Glazing.
- Mutual Drying Green



OFFERS OVER  
**£50,000**

# Property Description

This bright one bedroom FIRST FLOOR APARTMENT is situated within a popular residential area close to shops and schools and provides good proportioned accommodation on one level. The property enjoys the benefit of gas central heating and double glazing, the Worcester boiler was installed in 2022. With ample storage the apartment comprises of a spacious lounge, kitchen, double bedroom and bathroom. There is ample on street parking to the front of the property.

## ACCOMMODATION:

LOUNGE, KITCHEN, BEDROOM, BATHROOM.

## ENTRANCE HALLWAY:

Vestibule with electric meter cupboard and cloaks area decorated in neutral colours. There is a further two large storage cupboards in the hallway one housing the hot water tank and the boiler.

## LOUNGE:

Approx. 13'4 x 12'3. Neutral decor with a large picture window overlooking the front, laminate flooring, gas fire and ample room for furnishings.

## KITCHEN:

Approx. 8'8 x 8'5. With tiled flooring, plumbed for an automatic washing machine and space for a fridge freezer, electric oven and gas hob with extractor fan. The rear window has views over the playing fields and beyond



**BEDROOM:**

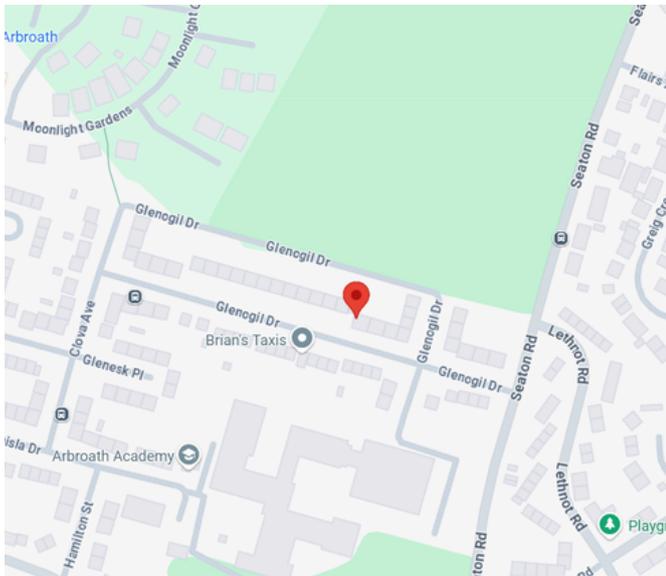
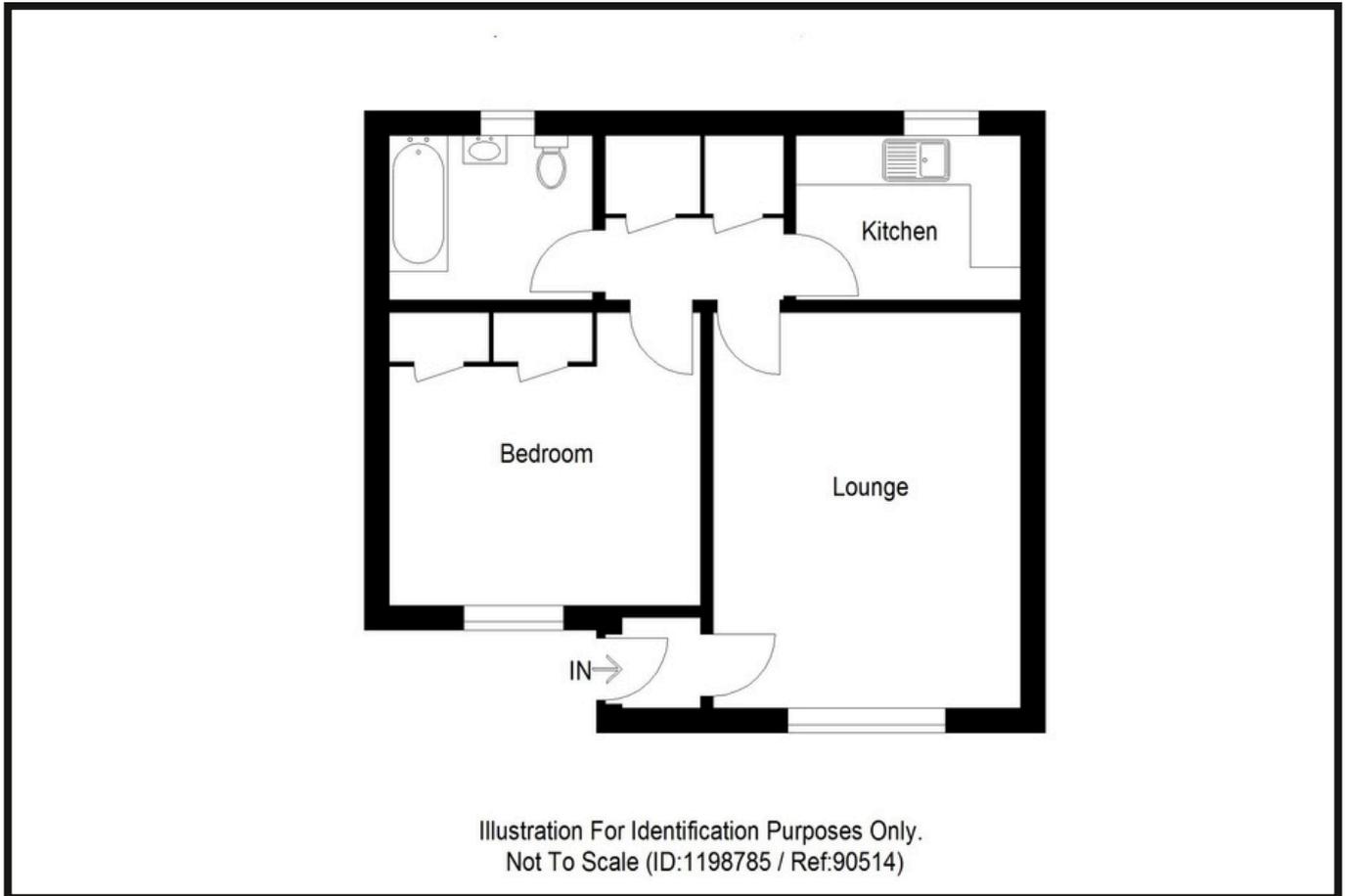
Approx. 11'7 x 10'2. Window overlooking the front of the property with two built in good sized cupboards.

**BATHROOM:**

Approx. 6'5 x 5'8. Three piece white suite with an over the bath shower with shower curtain. White vanity cabinet housing the wash hand basin, vinyl flooring and tiled to the bath area. New pvc double glazed window.



# 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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