

Connelly Yeoman



**5 LOCHLANDS GARDENS
ARBROATH DD11 3DL**

**GROUND FLOOR
APARTMENT**



- Spacious Ground Floor Apartment forming part of modern purpose-built building
- Ideally located close to the town centre, local shops, supermarkets and amenities
 - Modern Electric Storage Heating, Double Glazing, ample storage
- Private Residents' Car Parking to the rear, Mutual Gardens, Private front garden area



OFFERS OVER
£99,000

Property Description

This most impressive, bright and airy, two bedroom GROUND FLOOR APARTMENT is ideally situated within a popular residential area close to the town centre and within easy reach of most amenities and services. The property forms the ground floor of a modern, purpose-built building/complex of similar flatted apartments and offers generously proportioned accommodation, enjoying the benefits of modern electric storage heating, double glazing and ample storage. On entering the Apartment into the entrance Vestibule and Hallway, there is a spacious and well proportioned Lounge (with both front and rear facing windows) two good-sized Bedrooms, well appointed Shower Room and a generously proportioned Dining Kitchen. Externally, at the rear of the building there is private residents' car parking areas, drying and bin areas together with mutual garden. At the front of the building there is a private, easily maintained, stone-chipped area of garden. All in all, this is a well presented property offering spacious accommodation which may be of interest to a variety of buyers and early viewing is recommended.

ACCOMMODATION: ENTRANCE VESTIBULE & HALLWAY, LOUNGE, 2 BEDROOMS, SHOWER ROOM, DINING KITCHEN.

ENTRANCE VESTIBULE & HALLWAY: Enter into the property via the Vestibule, where there is a built-in cupboard housing the electric meter and fuse box. A glass panel internal door leads through into the Hallway. In the Hallway there is wood-effect laminate flooring, a modern Electric radiator and a large, walk-in storage cupboard which is shelved for cloaks and has electric light and power point. A glass panel door leads off into the Lounge.

LOUNGE: Approx. 14'5 x 20'. A very spacious and well proportioned Lounge, with ample space for furniture settings. Feature double corner windows overlook onto the mutual garden area to the rear. There is also an additional front-facing window. Electric panel radiator.

BEDROOM 1: Approx. 8' x 14'2. A spacious Bedroom, with a front-facing window. Built-in double wardrobe, shelving and hanging space, with sliding mirror doors. Wood-effect flooring. Electric panel radiator.

BEDROOM 2: Approx. 7'5 x 10'9. Another spacious Bedroom, with a front-facing window. Wood-effect flooring. Electric panel radiator.



SHOWER ROOM: Approx. 7'2 x 8'5. Comprising a vanity area encompassing the wash-hand basin with mirror and lights above. WC and a large double shower cubicle housing an Electric shower and finished with modern wet wall. Further wall tiling. Bathroom fittings. Heated towel rail. Extractor fan.

DINING KITCHEN: Approx. 15' x 10'. The kitchen area is fitted with base and wall mounted units, worktop surfaces incorporating a stainless steel sink and mixer tap. Built-in Electric Oven and Electric Hob with an extractor above. Under-counter space for further kitchen appliances, plumbing and space for an automatic washing machine and space for perhaps a fridge and freezer. Electric panel radiator. From the kitchen there is a window overlooking the mutual rear area and a door with access out.

EXTERNALLY: At the rear of the building there is private residents' car parking areas. There is a drying area and bin area. Mutual garden areas.

At the front of the building there is a private, easily maintained, stone-chipped area of garden.



Property Professionals

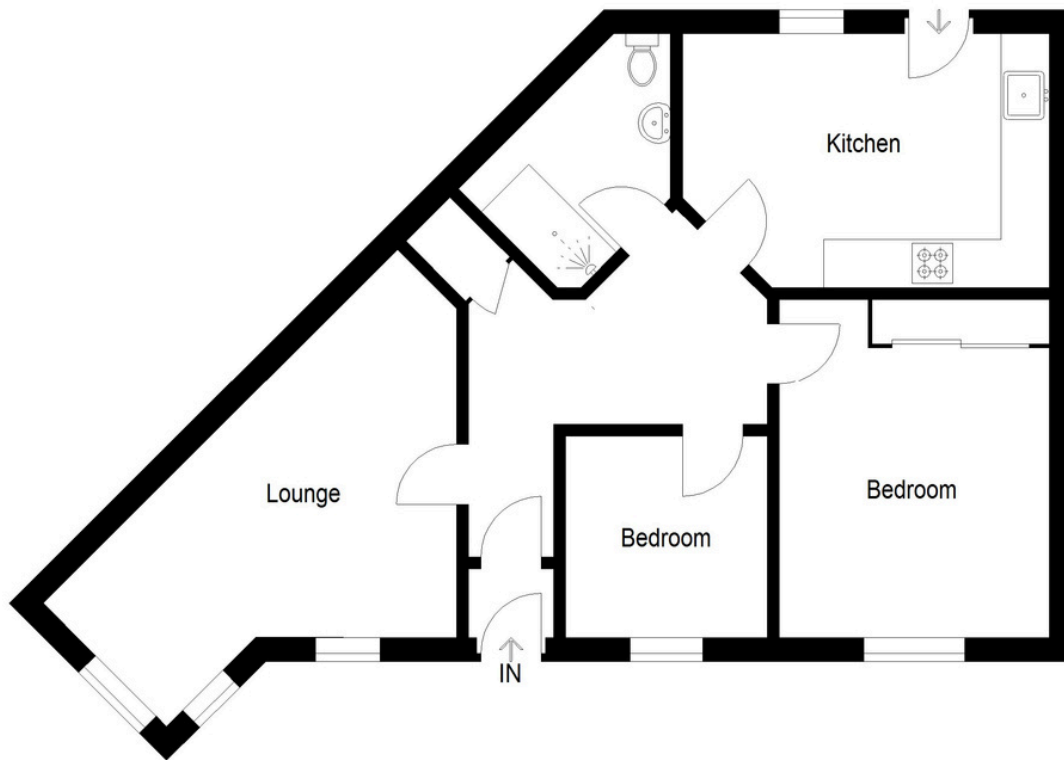
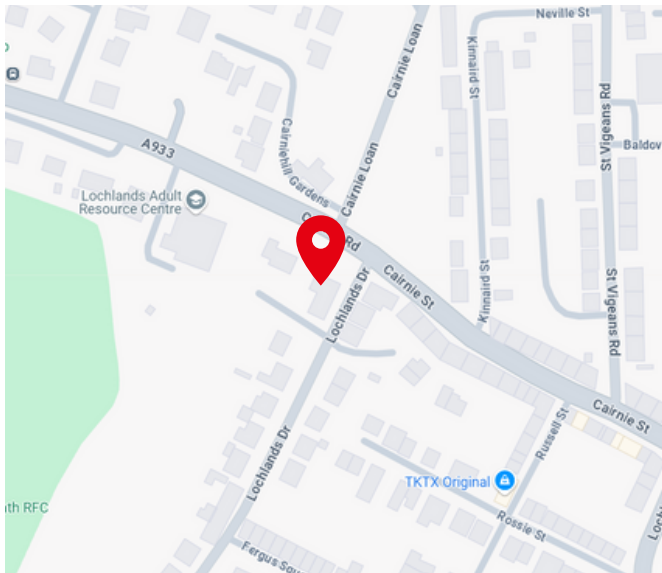


Illustration For Identification Purposes Only. Not To Scale (ID:1203202 / Ref:90588)



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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