



lindsays

76 Cairnie Loan,
Arbroath DD11 4DT

"Immaculately presented two bedroom ground floor apartment in well maintained grounds."

- Hallway
- Kitchen/Diner
- Lounge
- Two Double Bedrooms
- Family Bathroom
- Residents Parking

EPC Rating B

OFFERS OVER £110,000



Description

Lindsays are delighted to offer to the market this immaculately presented two bedroom ground floor apartment located within well maintained communal grounds and block. Cairnie Loan is ideally situated for ease of access to a number of local amenities and services. This lovely home benefits from gas central heating, double glazing and secure entry. Included in the sale are all floorcoverings, light fittings and blinds where fitted along with integrated white goods.

The property is in move in condition and offers versatile accommodation all on the ground floor comprising; hallway with useful storage; contemporary kitchen, beautifully finished with ample counter, cupboard and dining space; and a bright and spacious lounge. There are two generously sized double bedrooms both with mirrored wardrobes and the modern bathroom with shower over bath completes the property.

Externally, the communal areas are well maintained with residents parking available to the rear of the property.

This property can only be fully appreciated by viewing which is highly recommended.

Area

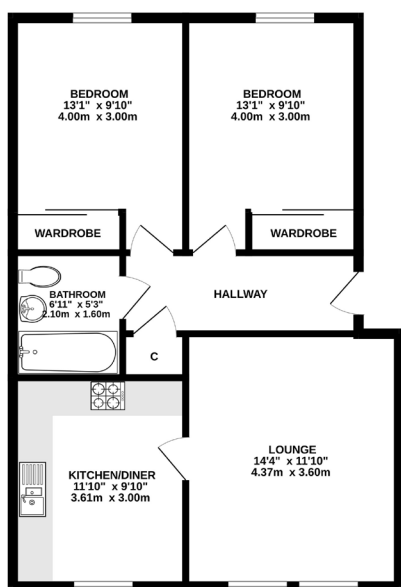
Arbroath lies on the North Sea Coast, around 16 miles east of Dundee and around 45 miles south of Aberdeen. Steeped in history, the large sandstone Abbey stands in the centre of the town being the place where the declaration of Arbroath was signed. Famous for the 'Arbroath Smokie' the town has a thriving fishing port and is a picturesque holiday destination with sandy beaches and rugged cliff frontage. Boasting excellent sports and leisure facilities, complimented with many local clubs including golf, tennis, football, rugby and bowls the town also benefits from a mainline east coast railway station.

Viewing

By appointment through Lindsays on 01382 802050 or Dundeeproperty@lindsays.co.uk



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The artwork, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.