

Connelly Yeoman



**21 VIEWFIELD COURT
ARBROATH DD11 2EA**

**FIRST
FLOOR APARTMENT**



- Spacious and exceptionally well presented First Floor Apartment with Balcony
- Located in a sought after residential area close to Keptie Pond and West Port area
 - Gas fired central heating and Double glazing, ample storage
 - Private car parking space, security entry system, communal garden areas



OFFERS OVER
£160,000

Property Description

This modern and exceptionally well presented FIRST FLOOR APARTMENT forms part of the modern development known as Viewfield Court (located just off Viewfield Road) comprising of high quality flatted dwellings and which is ideally situated within a desirable residential area close to the town centre and just minutes' walk to Keptie Pond, Angus College and the popular West Port area of Arbroath. The property provides generously proportioned accommodation, has been well maintained and enjoys the benefit of Gas fired central heating, double glazing together with ample storage. The Apartment is well appointed throughout, with oak veneer internal doors, neutral decor enhanced by quality fittings and finishes. Outside, there are communal areas laid out in stone chips, lawn, established shrubs and bushes. A private car parking space is allocated to the Apartment. This is a fine example of a well appointed, modern Apartment and early viewing is recommended to appreciate the quality on offer.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, 2 BEDROOMS (BOTH WITH FITTED ROBES, SHOWER ROOM, LOUNGE OPEN PLAN TO THE KITCHEN.

ENTRANCE HALLWAY: Security entry phone system in operation at the building. Enter into the bright and spacious Hallway, which offers a wide space for various furniture items and which has modern oak veneer internal doors, neutral decor, inset ceiling downlights and a small window. Built-in cupboard housing the electric and gas meters. Wood-effect flooring.

In the Hallway there are two built-in cupboards, one of which measures approx. 7'3 x 3'1 and is really large, offering excellent storage. The other cupboard houses the Gas central heating boiler and this also offers good storage, measuring approx. 5'3 x 2'7.

BEDROOM 1: Approx. 12'3 x 9'2. A spacious bedroom with a front-facing window, feature wall with modern wood panelling, built-in wardrobes with sliding mirror doors, neutral decor, grey coloured fitted carpeting and a CH radiator.

BEDROOM 2: Approx. 13'5 x 10'6. Another good-sized bedroom with feature corner windows, one of which goes right up to ceiling height, and which overlooks the balcony area at the Lounge. Ample natural light and with built-in wardrobes with sliding mirror doors, neutral decor and a CH radiator.

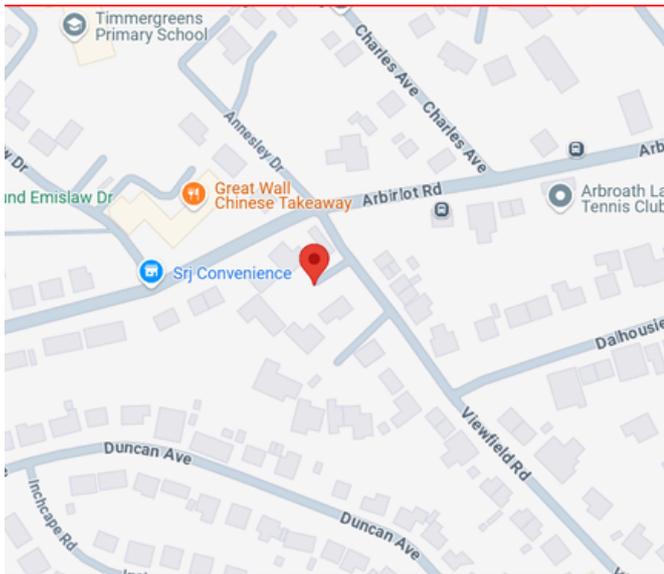
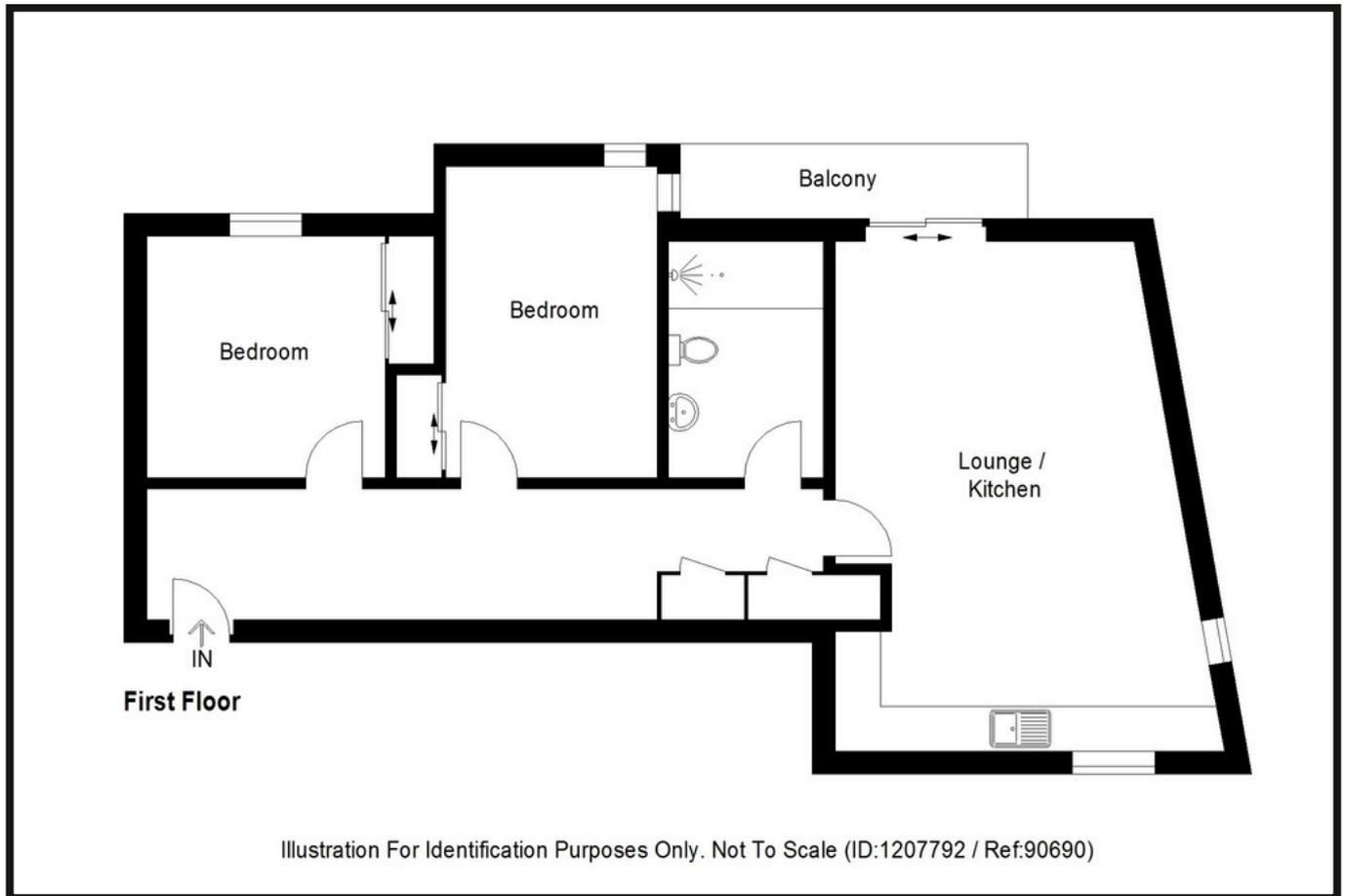


SHOWER ROOM: Approx. 8'9 (into the shower area) x 5'8. A well fitted out shower room, with a large walk-in shower area with a rain head shower fitment and hand held shower attachment. Wet wall panel finish to the ceiling with inset downlights. Partial wall tiling. Feature floating vanity unit in a white high gloss finish which incorporates the wash-hand basin and WC. Large display shelf. Chrome wall mounted CH towel rail. Wood-effect flooring. Small window allows for natural ventilation.

LOUNGE open plan to the Kitchen: The Lounge and Kitchen area measures approx. 22'2 (at longest) x 16'9 (at widest). This open plan area is a super modern, contemporary living space and has feature double glazed French doors which lead out onto a good-sized outside balcony. There is fresh, neutral decor throughout and grey coloured carpeting, with laminate wood-effect flooring at the kitchen area. In the kitchen area there are two windows, one looking out to the side and the other overlooking the rear, which allows for ample natural light. The kitchen is fitted with a good range of modern base and wall mounted units in a white high gloss finish and doors in a concrete-effect finish, black worktop surfaces, chrome splashback at the Hob, stainless steel sink and drainer. **Appliances include:- built-in Electric Oven, Gas Hob and extractor above. Integrated Fridge/Freezer, Dishwasher and an automatic Washing machine/dryer all included in the sale.**



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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