

# Connelly Yeoman



84 CAIRNIE LOAN, ARBROATH DD11 4DT

GROUND FLOOR APARTMENT



## Key Features

- Spacious Ground Floor Apartment part of modern development of similar apartments
- Located in a popular residential area close to the town centre and most amenities
  - Gas Fired Central Heating and Double Glazing, ample storage
  - Security Entry System, Private car parking space, mutual areas



FIXED PRICE

**£115,000**

# Property Description

This attractive, bright and airy GROUND FLOOR APARTMENT forms part of a modern, purpose-built development of similar flatted properties and is ideally situated within a sought after residential area close to the town centre and with most amenities close-by. The property provides well proportioned accommodation on one level, has been well maintained and enjoys the benefits of Gas fired central heating, double glazing and ample storage. The property is presented in good decorative order, with neutral decor, complimented by modern fittings and finishings. In operation at the building is a security entry system and there is a private car parking bay exclusive to the Apartment. Overall, this attractive property would suit a variety of buyers and early viewing is recommended.

**ACCOMMODATION:** ENTRANCE HALLWAY, 2 BEDROOMS (BOTH WITH FITTED WARDROBES), SHOWER ROOM, LOUNGE, DINING KITCHEN. PRIVATE CAR PARKING BAY

**ENTRANCE HALLWAY:** Enter into the property via an attractive door into the spacious and welcoming Hallway, with quality oak veneer internal doors, ceiling coving and neutral decor. Security entry system intercom. CH Radiator. Large, built-in storage cupboard with shelving.

**BEDROOM 1:**

Approx. 13'4 x 10'5. Spacious double bedroom, with a front facing window and internal fitted window blinds. Built-in wardrobes and mirror sliding doors. CH Radiator.

**BEDROOM 2:**

Approx. 13'3 x 10. Another spacious bedroom, with a front-facing window and internal fitted window blinds. Built-in wardrobes and mirror sliding doors. CH Radiator.

**SHOWER ROOM:**

Approx. 7'4 (into the shower area) x 6'4. Comprising a two piece bathroom suite, with a vanity unit below the wash-hand basin. Display shelf. The shower cubicle has a folding screen door. Built-in storage, a deep shelved cupboard (useful for towels, etc.) Full wall tiling. Tiled floor. Chrome wall mounted CH towel rail/radiator.



**LOUNGE:**

Approx. 14'4 x 11'8. A lovely, bright and well proportioned Lounge with French doors leading out. Neutral decor and ceiling coving. CH Radiator. A door leads off the Lounge through into the Kitchen.

**DINING KITCHEN:**

Approx. 12'3 x 9'11. A spacious Kitchen, with a rear-facing window (fitted window blinds) and ample space for everyday dining. The kitchen is fitted with a good range of base and wall mounted storage units in a light oak wood veneer, complimentary worktop surfaces in black with a sparkle effect, and stainless steel sink with mixer tap. Tiled splashbacks in a cream brick-effect. **Built-in Gas Hob, Electric Oven and extractor above the Hob. Integral Dishwasher. Further kitchen appliances to include:- Automatic Washing Machine, Fridge/Freezer and another Freezer, are all included in the sale.** Wood-effect flooring. Built-in cupboard housing the Gas central heating boiler. CH Radiator.

**EXTERNALLY:** Security entry system. Private car parking bay.

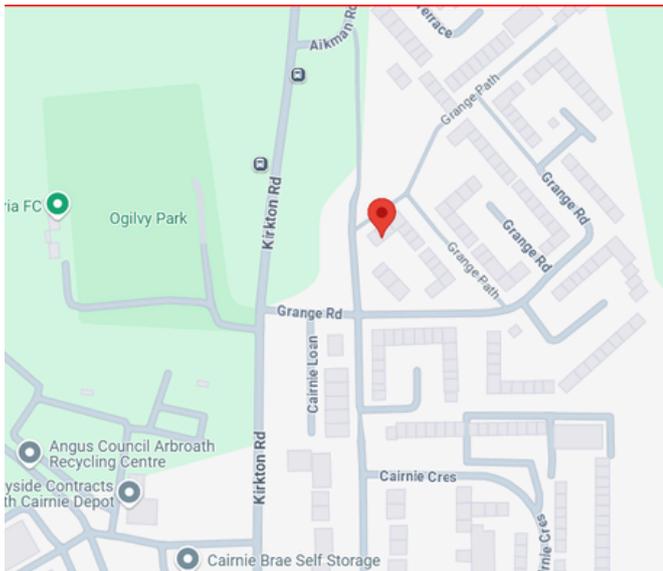


# Property Professionals



Ground Floor

Illustration For Identification Purposes Only.  
Not To Scale (ID:1211757 / Ref:90772)



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