

Connelly Yeoman



19 GOWAN STREET, ARBROATH, DD11 2BH

FIRST FLOOR APARTMENT



- Spacious first floor apartment
- Within a popular residential area close to the town centre
 - Gas Central Heating and Double Glazing
 - Garage, Driveway and lovely secluded garden



OFFERS OVER
£150,000

Property Description

This most impressive, bright and airy two bedroom FIRST FLOOR APARTMENT is ideally situated within a desirable residential area close to the town centre and provides generously proportioned accommodation on one level. The property has been well maintained and enjoys the benefit of gas central heating, double glazed tilt & turn windows and ample storage and comprises of a spacious lounge, dining kitchen, two bedrooms and shower room. Outside this property benefits from a garage with power and water, a large driveway and a beautiful secluded private garden.

ACCOMMODATION: LOUNGE, DINING KITCHEN, 2 BEDROOMS, SHOWER ROOM

ENTRANCE HALLWAY:

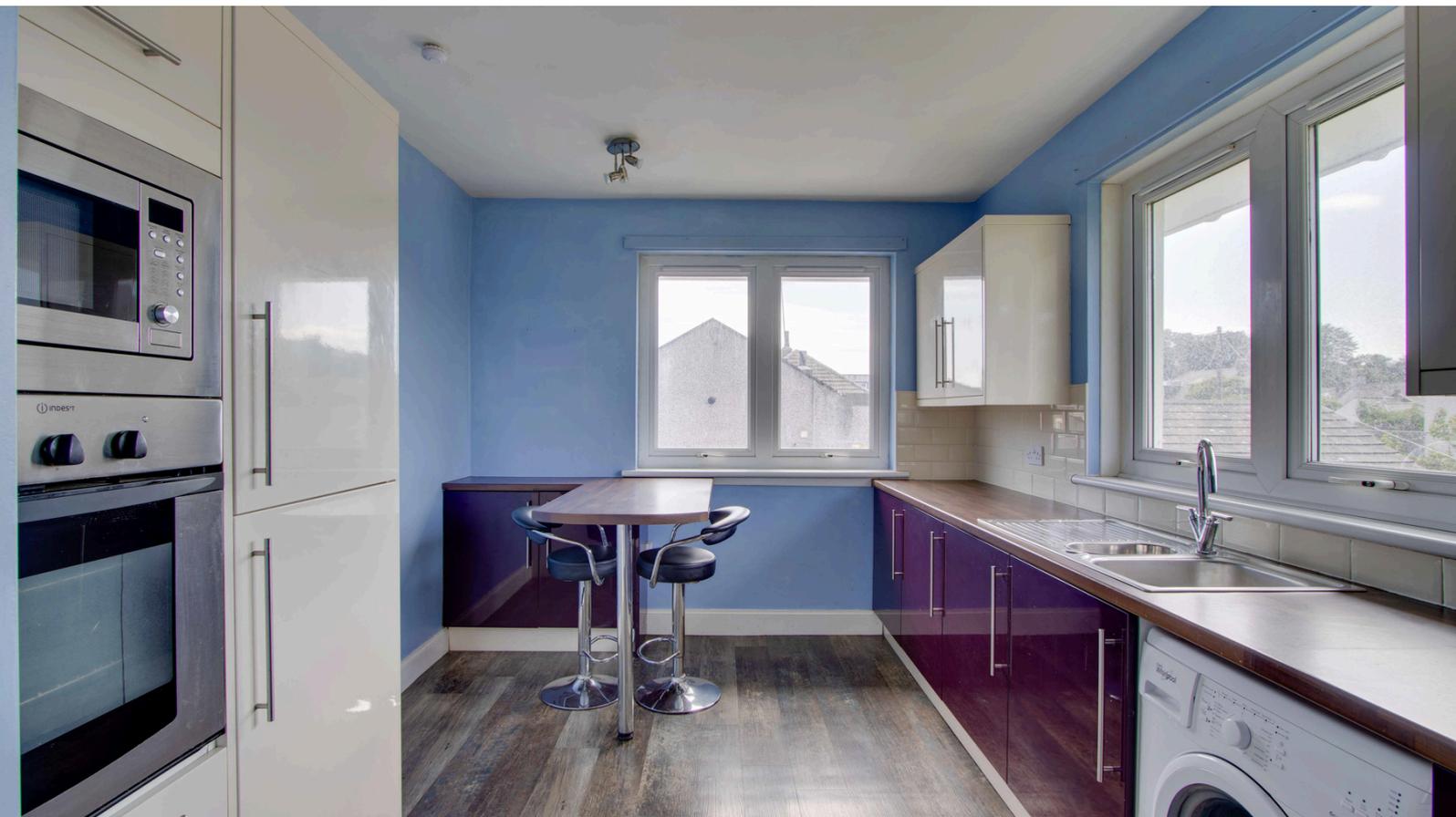
Internal steps lead up to a spacious hallway with a large walk in shelved storage cupboard with light. Access via a Ramsay style ladder into a full height, partially floored loft with power, which, subject to permissions, may be suitable for development.

LOUNGE:

Approx. 15'2 x 13'11. Lovely bright spacious lounge with front and side windows. Feature fire surround incorporating an electric fire backed up with a radiator. Hanging and shelved cloaks cupboard.

KITCHEN/DINING:

Approx. 14'11 x 9'11. A bright spacious dining kitchen with rear and side facing windows, with breakfast seating area adjacent to the window. Fitted with modern base and wall units with co ordinating work surfaces incorporating stainless steel sink with mixer tap. Stainless steel electric oven, combi microwave/oven, gas hob with glass and stainless steel extractor above, plumbed for an automatic washing machine, integrated fridge and freezer.



BEDROOM 1:

Approx. 15'2 x 11'. This lovely large room with a window to the front, has ample room for furnishings, a shelved and hanging wardrobe and a radiator.

BEDROOM 2:

Approx. 15'2 x 10'6. Another lovely bright spacious double bedroom with a shelved storage cupboard and a radiator. Rear facing over looking the rear garden.

SHOWER ROOM:

Approx. 6'6 x 6'6. This shower room has a rear facing window giving natural light and ventilation and is fully tiled to walls and floor. Fitted with a modern vanity unit incorporating the wash hand basin and WC and a corner shower cubicle housing a power shower. Radiator.

GARAGE, DRIVEWAY AND GARDENS:

Driveway with parking for several cars and adjoining stone chipped area leading to a detached garage with up and over door and a side access door. The garage has power, light and water. There is an area to the side of the property which can be separately enclosed and a lovely spacious private garden to the rear, laid out in lawn bordered by established shrubs and a lovely secluded patio area as well as being sheltered by high stone/brick walls.



Property Professionals

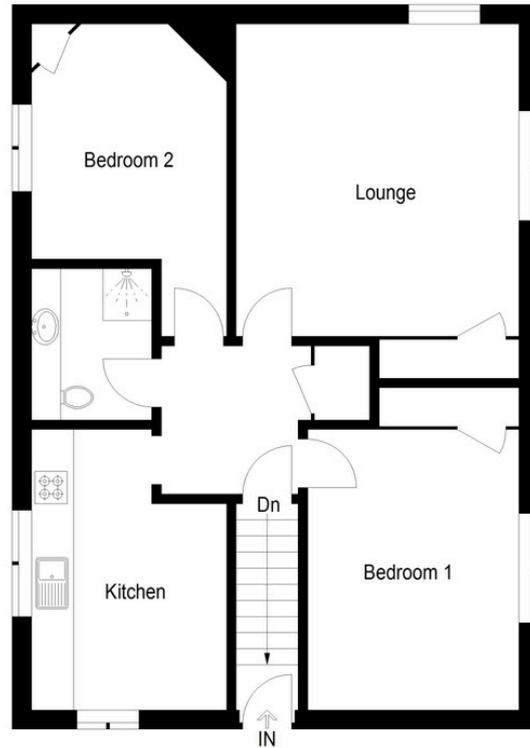
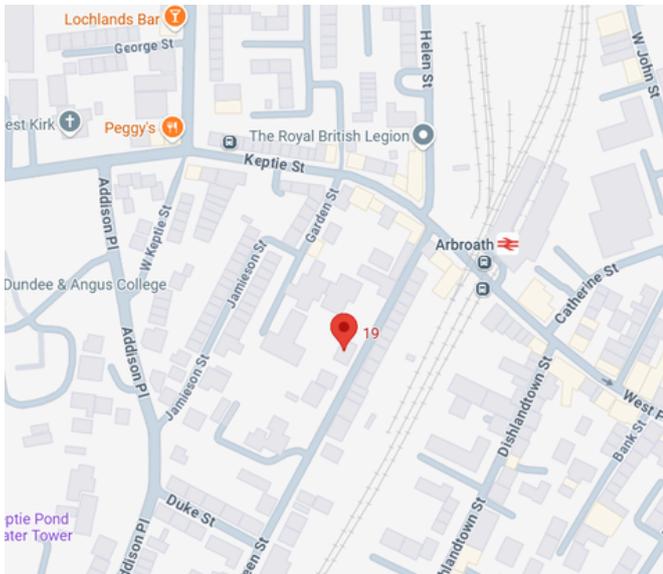


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Not To Scale (ID1216162 / Ref:90855)



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