

# Connelly Yeoman



26A FERGUS SQUARE, ARBROATH, DD11 3DN

SECOND FLOOR FLAT



- Spacious second floor flat
- Within a popular residential area close to the town centre
  - Gas Central Heating and Double Glazing
  - Mutual rear garden laid out in lawn and patio area



FIXED PRICE  
**£80,000**

# Property Description

This most impressive, bright and airy two bedroom SECOND 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 glazing and ample storage and comprises of a spacious lounge, kitchen, two double bedrooms and a bathroom. To the rear of the property a well maintained mutual garden laid out in lawn and patio area.

## ACCOMMODATION:

**LOUNGE, KITCHEN, TWO BEDROOMS, BATHROOM.**

## ENTRANCE HALLWAY:

An external staircase leads to the the main front door. A further internal staircase leads to the flat. The inner hallway is carpeted. Towards the back of the hallway there is a good size storage cupboard which houses the central heating boiler.

## LOUNGE:

Approx. 11'10 x 15'. A good size lounge with rear facing window overlooking the garden. With wood effect flooring, neutral decor and a shelved recessed display area with lighting.

## KITCHEN:

Approx. 9' x 9'4. Fitted with a range of base and wall units with coordinating work surfaces. Stainless steel sink with mixer tap, electric oven with 4-burner gas hob and extractor hood. plumb space for washing machine and space for a free standing fridge/freezer. The appliances can be made available under separate negotiation. A storage cupboard with shelving and a front facing window.



**BEDROOM 1:**

Approx. 10'1 x 10'3. Rear facing and carpeted a good size double room with double built in wardrobe.

**BEDROOM 2:**

Approx. 10'6 x 9'4. Front facing and carpeted another good size double room with neutral decor, a built in wardrobe with hanging space.

**BATHROOM:**

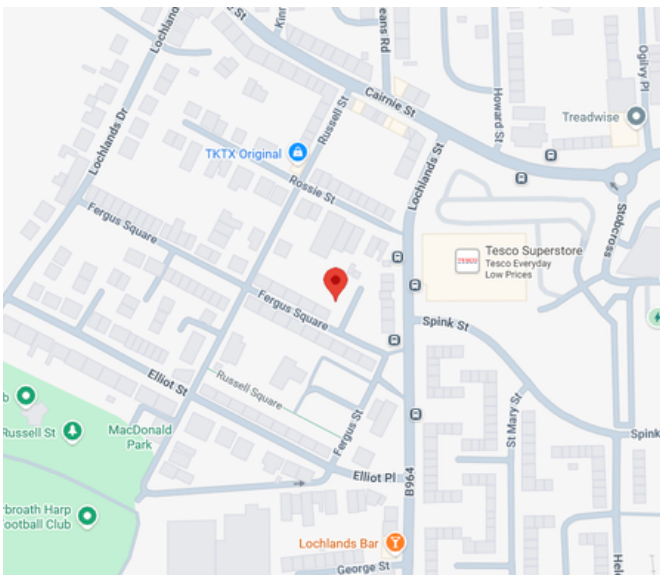
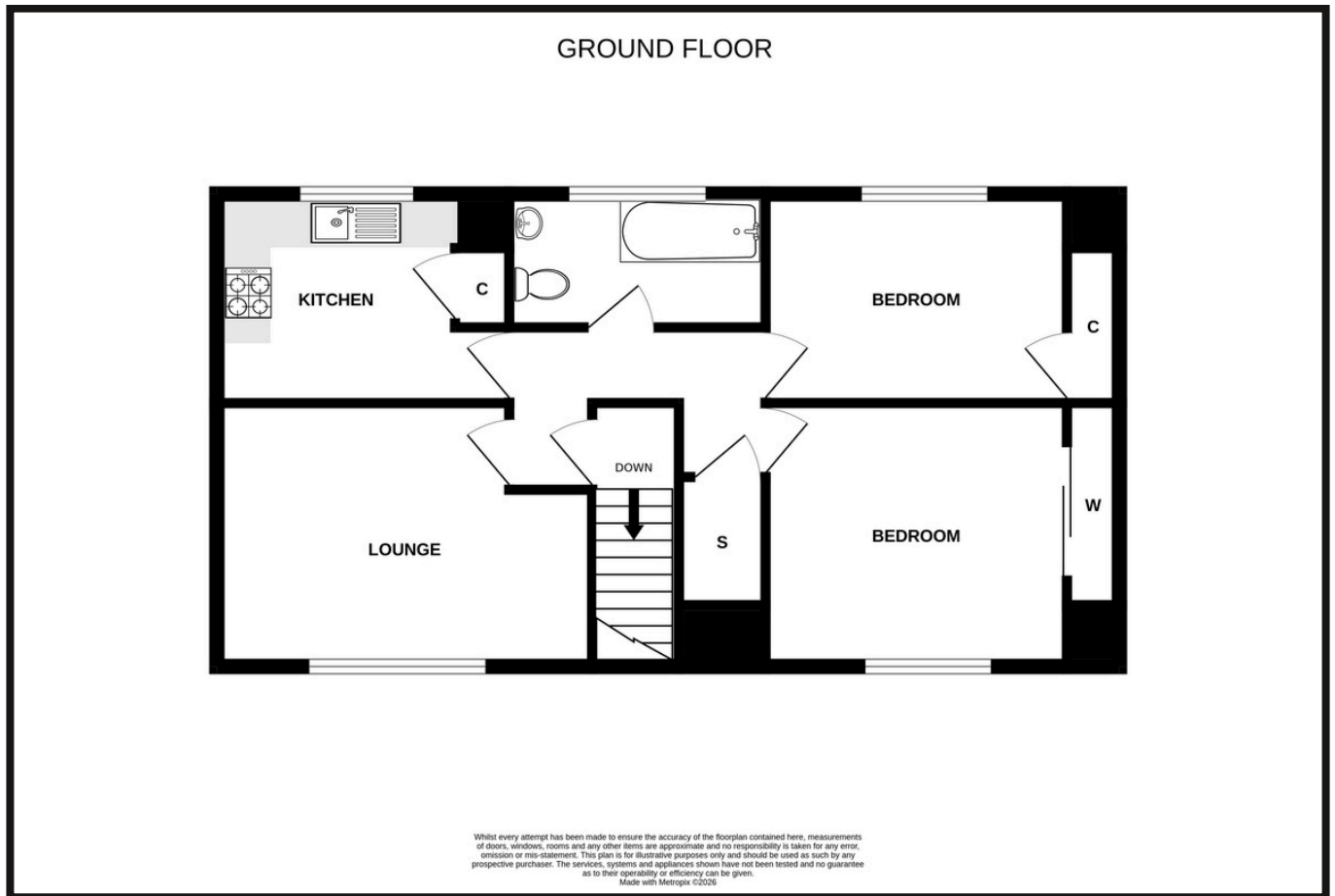
Approx. 4'9 x 9'11. A lovely modern bathroom fitted with a 3-piece white suite, a mains power shower above the P shaped bath, WC and wash hand basin. Wet wall lined to the bath area and finished with wall and floor tiling. A heated chrome towel rail and opaque window.

**GARDEN:**

A well kept shared rear garden which is mainly laid to lawn, a paved patio areas and areas of chip stones. On street parking to the front of the property.



# 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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