

Connelly Yeoman



92 CAIRNIE LOAN, ARBROATH, DD11 4DT

GROUND FLOOR APARTMENT



- Spacious modern ground floor apartment with secure entry system
 - Within a popular residential area close to the town centre
 - Gas central heating and double glazing
 - Allocated parking space



OFFERS OVER

£120,000

Property Description

This most impressive modern two bedroom GROUND 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 modern neutral tones throughout and benefits from Gas central heating, double glazing and ample storage. A secure door entry system into the building gives access to this lovely apartment which comprises of a bright spacious open plan lounge/kitchen with dual aspect Juliet balconies, a well equipped kitchen area with island for casual dining, two double bedrooms and a bathroom. Outside an allocated parking space and communal green areas.

ACCOMMODATION: OPEN PLAN LOUNGE/KITCHEN, TWO BEDROOMS, BATHROOM.

ENTRANCE HALLWAY:

A secure door entry system leads into the communal hallway and to the main front door. The internal hall has wood effect flooring and a double door storage cupboard.

OPEN PLAN KITCHEN/LOUNGE:

Approx. 16'8 x 13'1. A lovely bright lounge space with two Juliet balconies giving lots of natural light and finished with a wood effect flooring.

Approx. 11'10 x 11'8. The kitchen has a rear facing window and is fitted with a range of base and wall units with coordinating work surfaces, stainless steel sink with mixer tap, electric oven, four burner gas hob with extractor hood above, integrated fridge freezer and washing machine. An island gives space for casual dining, finished with tile effect flooring.



BEDROOM 1:

Approx. 13'8 x 10'1 A spacious front facing room with double built in wardrobe and sliding mirror doors.

BEDROOM 2:

Approx. 10'1 x 13'4. Another double front facing room with ample space and built in wardrobe with sliding mirror doors.

BATHROOM:

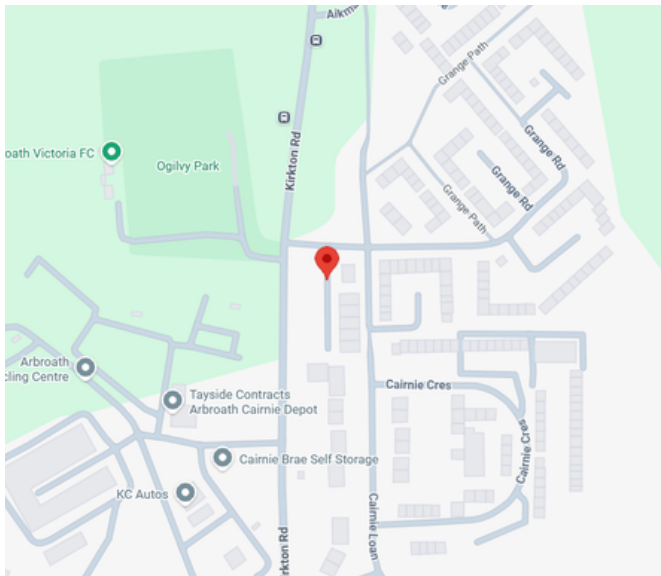
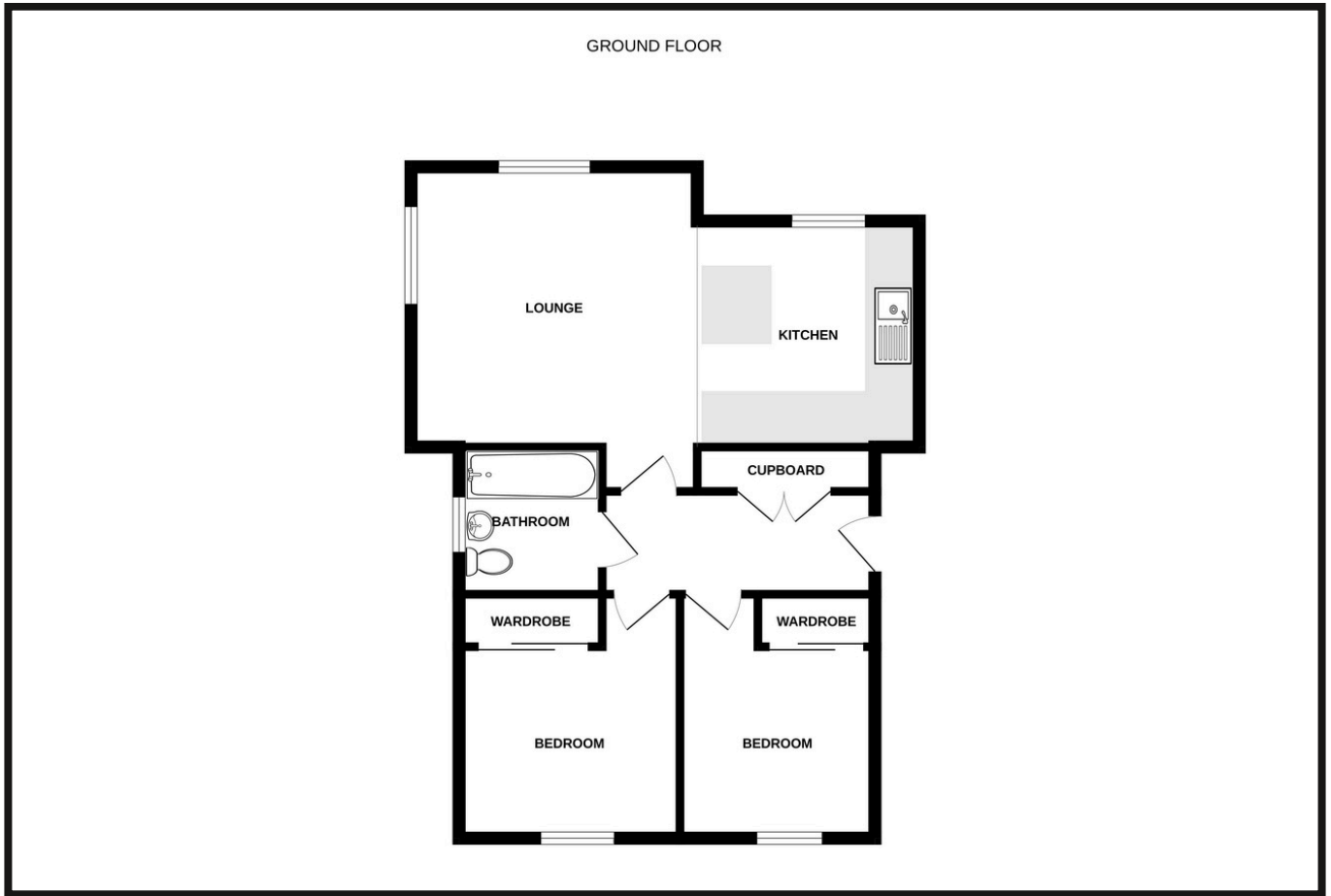
Approx. 7'2 x 6'5. Fitted with a three piece white suite with mains power shower over the bath and fully lined with Wet Wall. Side facing opaque window.

GARDEN:

Allocated parking space and landscaped communal green areas.



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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