

# Connelly Yeoman



**27B CAIRNIE STREET  
ARBROATH DD11 3BJ**

**FIRST FLOOR FLAT**



- Deceptively spacious First Floor Flat with converted attic bedroom
  - Located in a popular area close to the town centre amenities
  - Gas Fired Central Heating and Double Glazing, ample storage
  - Private rear garden area and further shared garden, Outbuilding



OFFERS OVER  
**£85,000**

# Property Description

This well presented, bright and airy, one bedroom FIRST FLOOR FLAT is ideally situated within a popular area of Arbroath, close to the town centre and its varied amenities and services, including within easy reach of to national supermarkets and the main east coast railway line serving the town. The Flat forms the upper part of a traditional stone-built building (shared with the ground floor Flat) and offers well proportioned accommodation with the modern comforts of Gas fired central heating and Double glazing. The property is presented to the market with modern, fresh neutral decor, modern fittings and fixtures throughout, making for an ideal "ready to live in" home. Externally, to the rear of the property is a private area of garden and a further shared garden area together with a private Outhouse, ideal for external storage. Early viewing of this attractive property is recommended to avoid disappointment.

**ACCOMMODATION COMPRISING:** ENTRANCE HALLWAY, BEDROOM, LOUNGE, BATHROOM, DINING KITCHEN; CONVERTED ATTIC BEDROOM

Shared entrance close, shared with only the ground floor flat, and stairwell with a wood balustrade leading to the first floor landing and access into the Flat. Shared close leads through to the rear garden.

**ENTRANCE HALLWAY:** Entrance door into the Hallway, which has an under-stair storage cupboard (with shelving) and a carpeted staircase leads to the attic space. Wood-effect flooring in the hallway. A door leads into an Inner Hallway, fully carpeted and with a good-size storage cupboard. Access into the Bedroom and Lounge.

**BEDROOM 1:** Approx. 11'1 x 12'11. A spacious double Bedroom, with a front-facing window; neutral decor and newly fitted carpeting. CH Radiator.

**LOUNGE:** Approx. 13'5 x 12'11. Enter via a glass panel door into the well proportioned Lounge, which is front facing, neutral decor and high ceilings with the original features of the detailed ceiling cornice and centre rose retained; wooden mantle fire surround with tiled inlay and incorporating an Electric Fire. Recessed shelving area with storage below. CH Radiator.



**BATHROOM:** Approx. 10'11 x 6'1. Comprising a three piece white bathroom suite with a separate shower enclosure housing an Electric shower unit; wall tiling at the shower area and attractive wood lined walls to dado height; wood-effect flooring; fitted shelving space; ceiling downlights; CH Radiator; rear-facing opaque glazed window.

**DINING KITCHEN:** Approx. 11'3 x 11'10. The Kitchen space is fitted with a range of base and wall mounted units, co-ordinated work surfaces and a stainless steel sink with mixer tap. Built-in Electric Oven; 4 burner Gas Hob with extractor hood above; free-standing Fridge/Freezer included in the sale - NO WARRANTIES GIVEN THEREON). Ample dining space, with table and small booth with chairs, all included in the sale. Neutral decor, tiled-effect flooring. CH Radiator.

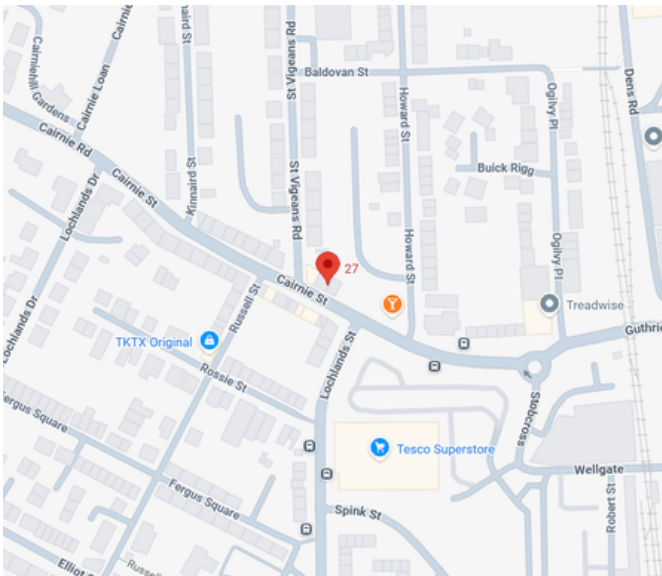
**ATTIC BEDROOM:** Approx. 15'7 x 21'11. Reached from the staircase off the main Hallway, the Attic room is a great area, fully carpeted; fall-down ceilings with two Velux roof windows allow for ample natural light into this space; there are two built-in double wardrobes offering excellent storage (one of the cupboards houses the Gas central heating boiler). Neutral decor and ceiling downlights.

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**GARDEN:** To the rear of the property is a private area of garden and a further shared garden area together with a private Outhouse, ideal for external storage.



# 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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