

# Connelly Yeoman



**19D CAIRNIE STREET  
ARBROATH DD11 3BJ**

**FIRST FLOOR FLAT**



- Fully renovated, spacious and very well presented First Floor Flat
- Located in a popular residential area close to the town centre amenities
- Gas Fired Central Heating, Double Glazing, neutral decor, modern fittings
- Mutual rear garden area with 2 exclusive Outhouses for external storage



OFFERS OVER  
**£70,000**

# Property Description

This most impressive, 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 close to national supermarkets and the main east coast railway line serving the town. The Flat forms part of a traditional stone-built building and provides generously proportioned accommodation with the modern comforts of Gas fired central heating (new boiler) and Double glazing. The property was fully renovated a few years ago and 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 shared rear garden with drying green and garden area; and 2 stone-built Outhouses exclusive to the Flat, ideal for external storage. Early viewing is recommended.

**ACCOMMODATION COMPRISING:** ENTRANCE HALLWAY, SHOWER ROOM, DOUBLE BEDROOM, KITCHEN, LOUNGE.

Enter through a main double glazed entrance door into the mutual close (shared by 4 properties) and stairwell with a traditional stained glass rear window allowing for natural light; leading to the First Floor landing, with access into the Flat.

**ENTRANCE HALLWAY:** Substantial hardwood entrance door into the spacious and welcoming Hallway, which has tasteful decor and an area of laminate flooring and fitted carpeting. CH Radiator. Built-in storage cupboard with hanging rail, ideal for coats storage.

**SHOWER ROOM:** Approx. 10'11 x 5'11. Well presented with fresh decor and comprising a two piece white bathroom suite, with the wash-hand basin set within a vanity unit (white high gloss finish) with storage below; fitted wall mirror; deep shelf area at the window, ideal for further storage; Chrome wall mounted CH towel rail. Large shower enclosure with wet wall panel finish at the shower and wash-hand basin area. Parador-style lined ceiling with ceiling downlights. Built-in shelved linen cupboard and further top box storage cupboard. Rear-facing opaque window allows for ample natural light. Fitted flooring.



**BEDROOM:** Approx. 13'2 x 8'10. A spacious and well presented double size Bedroom, with a front-facing window allowing for ample natural light, and with a deep window shelf. Ceiling cornice and high ceilings. Built-in wardrobe space with hanging space. CH Radiator.

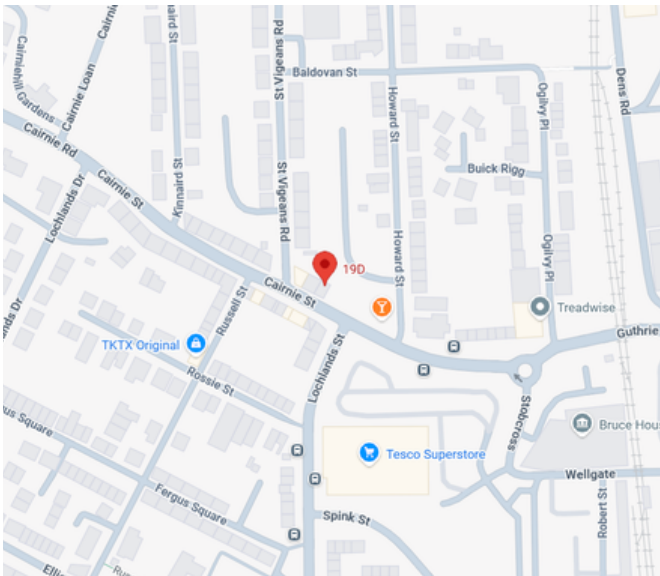
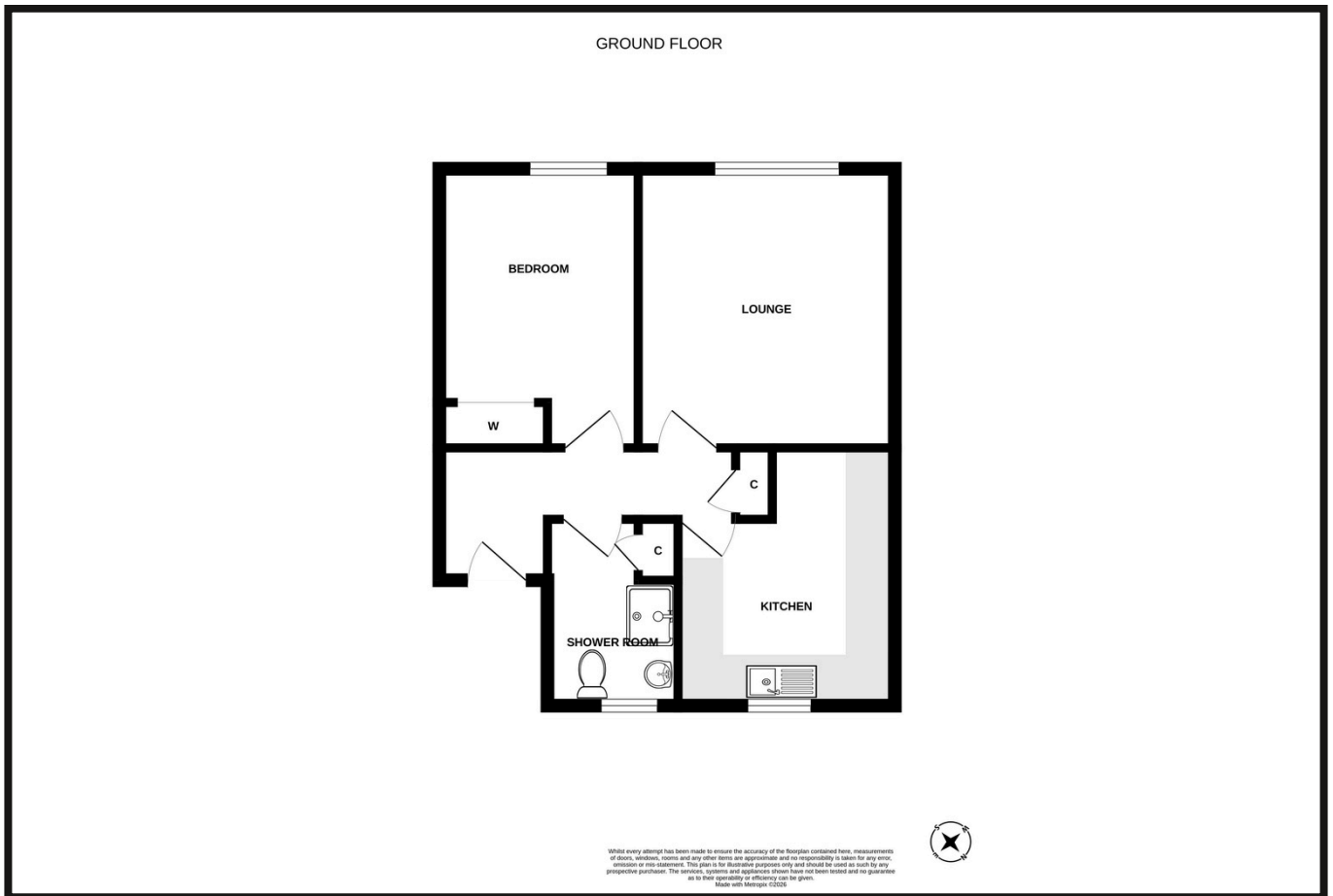
**DINING KITCHEN:** Approx. 15'6 (at longest) x 11'. The modern kitchen is fitted with a good range of base and wall mounted units in a light grey high gloss finish, complimentary work surfaces and tiled splashback area at the hob. Stainless steel sink and drainer with mixer tap fitment. Built-in kitchen appliances include: Gas Hob, modern round extractor hood in a black finish; Electric Oven and Microwave Oven. All other white good are to be included in the sale and include:- Automatic Washing Machine, slimline Dishwasher, Fridge/Freezer - NO WARRANTIES GIVEN THEREON. Space for table and chairs. A large rear-facing window overlooks the rear garden area.

**LOUNGE:** Approx. 12'7 x 16'. A lovely bright and spacious Lounge, with two large front-facing windows allowing for lots of natural sunlight; high ceilings and ceiling cornice; ample space for furniture; attractive focal point fireplace in a lime oak veneer surround with dark slate tiled inlay and hearth incorporating a Gas Fire with coal-effect detail. CH Radiator.

**NB** There is an attic space for the Flat, floored for storage purposes - may be scope for future expansion subject to the usual Local Authority Planning Permissions, etc., being obtained and the terms of which any prospect purchaser shall require to satisfy themselves upon the terms thereof.



# 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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