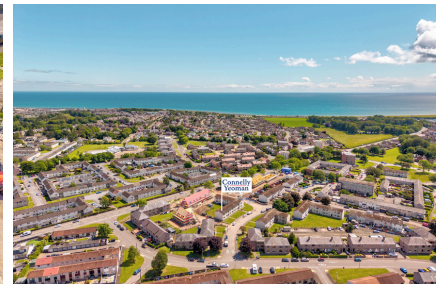


# Connelly Yeoman



**55 NEWTON AVENUE,  
ARBROATH , DD11 3LH**

**FIRST FLOOR  
APARTMENT**



- Bright and airy First Floor Apartment offering well proportioned rooms
- Located in a block of 4 similar flatted properties, close to central amenities
- Gas Fired Central Heating, Double Glazed Windows, great internal storage
  - Mutual front grassed area, mutual drying green area and bin storage



OFFERS OVER  
**£55,000**

# Property Description

This deceptively spacious, one bedroom FIRST FLOOR APARTMENT forms the upper quarter of a purpose-built block of 4 similar flatted properties situated in the popular Bloomfield area of the town, within easy reach of all the town centre amenities and services. The property has been well maintained, and benefits from Gas fired central heating and double glazed windows. Entrance into the building is via a mutual entrance area and internal stairs up to the property. There is a mutual front grassed area and to the rear is a mutual drying green area and bin storage. Overall, an ideal First Time Buy and early viewing is recommended.

**ACCOMMODATION COMPRISING:** ENTRANCE HALLWAY, LOUNGE, BREAKFASTING KITCHEN, BATHROOM, DOUBLE BEDROOM WITH FITTED WARDROBES.

Mutual entrance door, ground floor area with external rear door out to the rear (shared by the 4 properties) and internal stairwell to the upper floor landing area.

**ENTRANCE HALLWAY:** Entrance door into the welcoming Hallway, which has a large storage cupboard with shelving and electric light (this cupboard houses the Gas central heating boiler); a second shelved and hanging space storage cupboard offers more store space; CH Radiator; wood-effect flooring; ceiling hatch access into the loft space.

**BEDROOM:** Approx. 9' x 12'3. A bright and spacious double Bedroom, with a front-facing window allowing lots of natural light; Triple wardrobes (shelving and hanging rails) with sliding mirror front doors; an additional wardrobe cupboard offers more storage; CH Radiator.

**BATHROOM:** Approx. 6'3 x 6'7. Comprising a three piece bathroom suite with the wash-hand basin incorporated within a vanity unit, WC., and a bath with an over the bath Electric shower unit; bathroom fitments; CH Radiator; rear-facing opaque glazed window for natural light and ventilation.



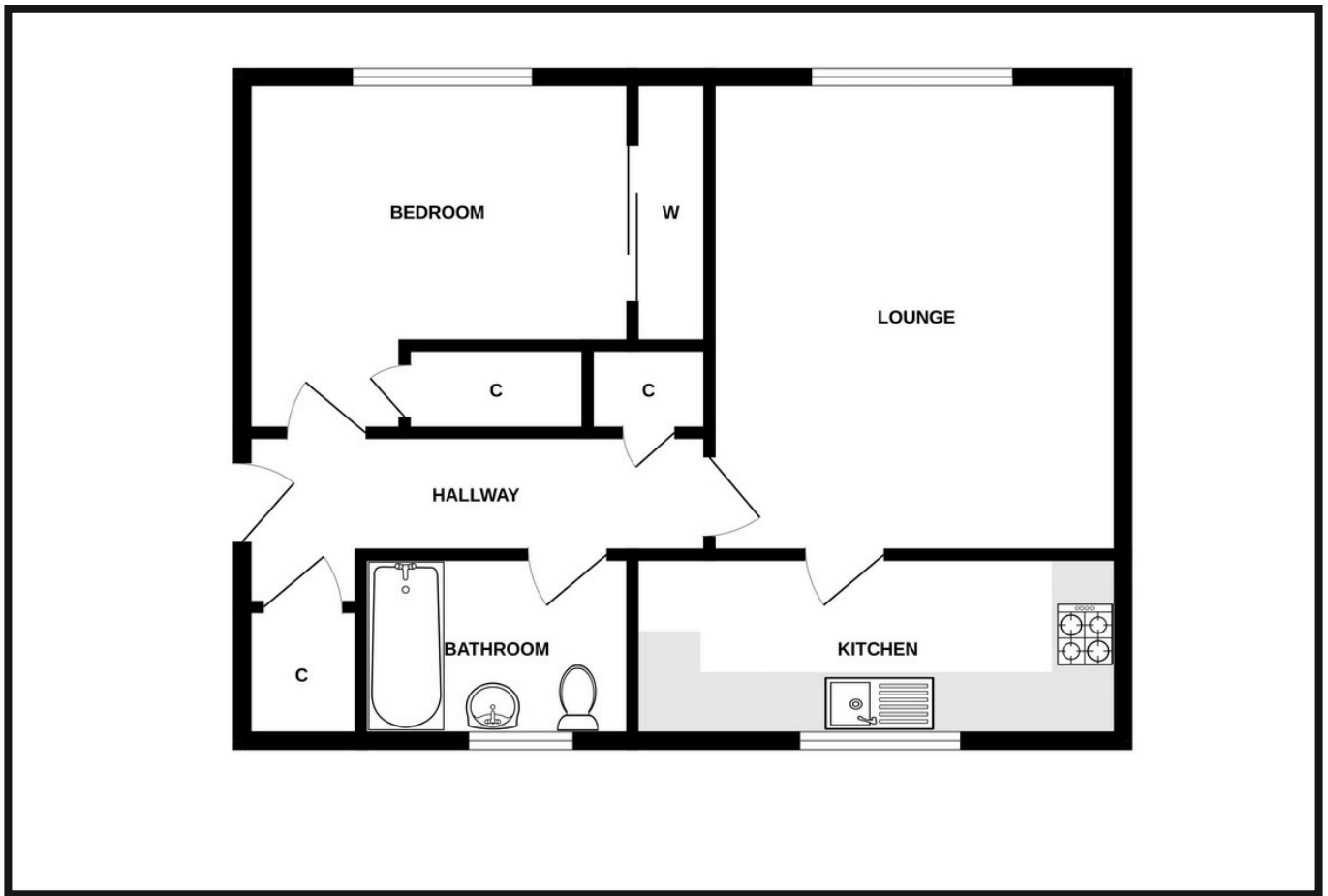
**LOUNGE:** Approx. 10'7 x 15'8. A bright, spacious Lounge with a large front-facing window; ample space for furniture settings/arrangements; CH Radiator. Access from the Lounge through into the Breakfasting Kitchen.

**BREAKFASTING KITCHEN:** Approx. 12' x 6'8. The Kitchen has a rear-facing window and is fitted with base and wall mounted units, work surfaces incorporating a stainless steel sink and mixer tap; Built-in Electric Oven, Electric Hob with extractor above; plumbing and space for an automatic washing machine; and further space for fridge/freezer; space for breakfast area; CH Radiator; ceiling spotlights; and tiled floor.

**EXTERNALLY:** Mutual front grassed area. Access to a mutual rear drying green area and bin storage. Private storage area outside the front door into the property on the landing area.



# 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.

**Connelly  
Yeoman**

**tspc**

Connect with us

