

Connelly



Yeoman

Solicitors &

Estate Agents

10 CHURCH STREET, ARBROATH, DD11 1JL



OFFERS AROUND £45,000

This extremely attractive **GROUND FLOOR APARTMENT** forms part of a small popular development which is situated close to the centre of the town, convenient for access to shops, supermarkets, Parkland, Beach, Harbour and other local amenities while the bus and train stations are within easy reach providing excellent transport links. The property has been well maintained by the present owner and benefits from Electric Heating & Double Glazing. There is a shared drying area and private parking. Viewing this home internally is essential to fully appreciate the spacious accommodation offered.

ACCOMMODATION

Reception Hallway, Lounge with Dining Area, Kitchen, Bathroom, Two Bedrooms.



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**ENTRANCE
HALLWAY:**

Entered through a substantial hardwood front entrance door into the spacious welcoming hallway. Useful large cupboard. Laminate flooring.

**LOUNGE &
DINING AREA:**

Approx. 15' 11" x 11' 4". This is a well presented spacious, bright and airy Lounge with two front facing windows. Corniced ceiling Laminate flooring. Wall mounted pebble stone electric fire. Space for table & chairs.

KITCHEN

Approx. 8' 1" x 5'. An attractive Kitchen generously fitted with base and wall mounted units in a White finish with wooden effect accessories. Display shelving. Ample worktop surfaces in a wooden effect finish. Contrasting wall tiles complement the units. Stainless steel sink unit and drainer. Ceramic hob and electric oven with extractor over. Stainless steel splashback. Plumbing for automatic washing machine and space for fridge. Window.

BEDROOM 1:

Approx. 9' 8" x 8' 2". A pleasant well proportioned bedroom with a window overlooking the front. Laminate flooring.

BEDROOM 2:

Approx. 9' 8" x 7' 6" This is a most attractive bedroom of generous proportions. A window has an outlook to the side.

BATHROOM:

Approx. 8' x 4' 10". Fitted with a three piece suite. Electric shower over the bath with screen. Attractive wet wall covering. Bathroom accessories. Chrome towel rail.

HEATING:

Electric Heating.

FEATURES:

Double glazed windows. .

OUTSIDE:

There is a shared drying area. Private Car Parking.

LOCATION:

Travelling from Burnside Drive, turn into Lordburn. Turn left into the High Street, left into Church Street and left again through the archway. To the rear of the car park go down steps then to the right.

EPC RATING:

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HOME REPORT:

For further information relating to the condition of the property, viewing the Home Report is recommended

VIEWING:

By arrangement with Connelly & Yeoman







Approximate Gross Internal Area
49 sq m / 527 sq ft



Illustration For Identification Purposes Only. Not To Scale (ID147370 / Ref:46903)

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.