

# *Connelly & Yeoman*

*Solicitors & Estate Agents*

**18 ALMERIE CLOSE, ARBROATH DD11 1LL**



**OFFERS AROUND £74,000**

This immaculately presented bright and airy **TOP FLOOR APARTMENT** that has open aspect views stunning views, The stylish home forms part of a block of flats that is situated in a popular development, which is ideally situated central to all amenities including Shops, Supermarkets, Schools, Parkland, Beach, Harbour, Schools, Transport services and provides excellent generously proportioned accommodation on one level. The apartment has been maintained and recently decorated by the existing owners to an exceptionally high standard, with many additional attractive features, including a beautiful well appointed Kitchen, the stunning modern Bathroom and the Bedrooms have fitted wardrobes. The property also enjoys the benefits of New Kyros Electric Heating System with radiators fitted with thermostatic controls, Security Entrance System, Double Glazed Windows & new carpets. A drying area and residents car parking facilities are to the rear. Viewing this home is highly recommended.



78 High Street ♦ Arbroath ♦ DD11 1HL ♦ DX530458 Arbroath ♦ Tel: (01241) 434200  
Fax: (01241) 434100

31 High Street ♦ Carnoustie ♦ DD7 6AG ♦ Tel: (01241) 859500 ♦ Fax: (01241) 859347  
Website: [www.connellyyeoman.com](http://www.connellyyeoman.com) ♦ Email: [enquiries@connellyyeoman.com](mailto:enquiries@connellyyeoman.com)

## **ACCOMMODATION**

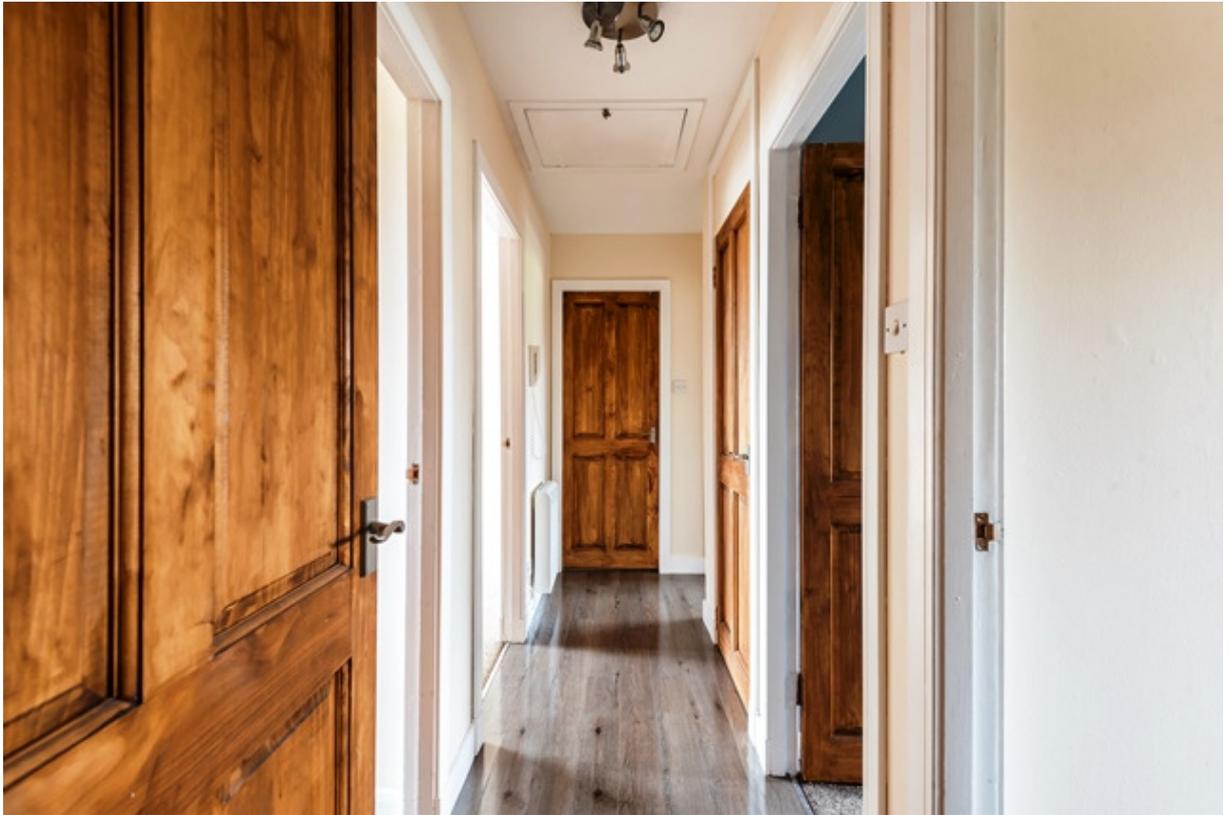
Vestibule, Hallway, Lounge, Kitchen, 3 Bedrooms, Bathroom.



## **LOCATION**

Travelling on the dual carriageway into Arbroath from Dundee. Continue through the town until you reach the roundabout on Grant Road. Take the turn off for Guthrie Port. Almerie Close is situated on the right hand side.

<b><u>VESTIBULE:</u></b>	Enter through substantial front entrance door into the Vestibule. Cloakpegs. Meter cupboard.
<b><u>HALLWAY:</u></b>	A door leads into the spacious, welcoming hallway. Useful store cupboard.
<b><u>LOUNGE:</u></b>	Approx. 12' 8" x 12' 3". This is a particularly charming room that has a large picture window with a pleasing outlook to the front over the town. Wall mounted pebble style electric fire.
<b><u>KITCHEN</u></b>	Approx. 8' 10" x 6' 3". A feature of this home is the beautiful well appointed Kitchen, fitted with base and wall mounted units in a White high gloss finish. Chrome coloured accessories. Ample worktop surfaces in a Black granite effect finish. Co-ordinating splashbacks. Stainless steel sinktop with mixer tap. Plumbed for automatic washing machine. Incorporating electric hob and overn. Extractor. Window overlooking the rear of the property.
<b><u>BEDROOM 1:</u></b>	Approx. 10' 2" x 9' 6". A delightful generously proportioned double bedroom that has a pleasant outlook over the front of the property. Double built in wardrobe with sliding mirror fronted doors. Spotlight cluster.
<b><u>BEDROOM 2:</u></b>	Approx. 8' 11" x 6' 5". A well presented bedroom that overlooks the rear. Built in wardrobe with sliding mirror fronted doors. Spotlight cluster.
<b><u>BEDROOM 3:</u></b>	Approx. 10' 4" x 7' 4" An attractive bedroom that has fresh decoration and overlooks the rear of the property. Built in wardrobe with sliding mirror fronted doors. Spotlight cluster.
<b><u>BATHROOM:</u></b>	Approx. 7' 9" x 4' 9". A stunning bathroom with modern three piece white suite. Shower unit over bath with screen. Beautiful matching tiling complements the suite. Bathroom accessories. Extractor.
<b><u>HEATING:</u></b>	New Kyros Electric Heating System with radiators fitted with thermostatic controls.
<b><u>FEATURES:</u></b>	Double Glazed Windows. Security Entrance System.
<b><u>OUTSIDE:</u></b>	A drying area and residents car parking facilities are to the rear.
<b><u>E.P.C. Rating:</u></b>	D
<b><u>HOME REPORT:</u></b>	<b>For further information relating to the condition of the property, viewing the Home Report is recommended.</b>
<b><u>VIEWING:</u></b>	By arrangement with Connelly & Yeoman.















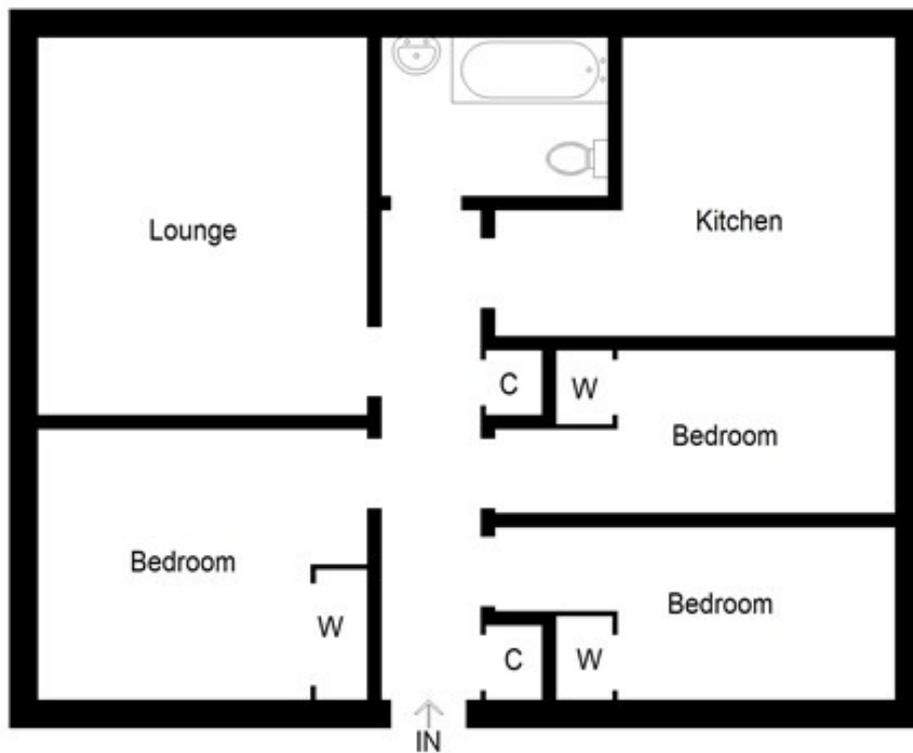


Illustration For Identification Purposes Only. Not To Scale (ID:474864/ Ref:67267)

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.