

**Connelly**



**Yeoman**

*Solicitors &*

*Estate Agents*

**32G UNION STREET EAST, ARBROATH, DD11 1BS**



**OFFERS OVER £79,000**

**HOME REPORT VALUATION £85,000**

This most impressive bright and airy **FIRST FLOOR SELF CONTAINED APARTMENT** with own door, forms part of a small select development, situated in a pleasant and popular area of the town, convenient for Parkland, Beach, Harbour and other local amenities. The subjects have been maintained and decorated by the present owners to an exceptionally high standard, with many additional attractive features, including a well appointed Kitchen, stylish newly fitted Bathroom and white painted hardwood interior doors. The property enjoys the benefits of Gas Central Heating & Double Glazed Windows. There is a drying area and private car parking facilities to the rear. Viewing this home internally is absolutely essential to fully appreciate.

### **ACCOMMODATION**

Entrance Hallway, Lounge with Dining Area, Kitchen, 2 Double Bedrooms, Bathroom.



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**ENTRANCE  
HALLWAY:**

Enter through substantial front entrance door into the spacious and welcoming hallway that has tasteful décor. Hatch to partially floored loft. Spotlight cluster. Laminate Flooring.

**LOUNGE:**

Approx. 14'11" x 14' 5". This is a particularly charming magnificent sized room that has been tastefully decorated. A large window overlooks the front of the property. Large useful cupboard. Corniced ceiling. Downlighters. Ample space for table & chairs. Laminate Flooring.

**KITCHEN:**

Approx. 8' x 10' 6". A feature of this home is the splendid well-appointed kitchen which has been fitted with base and wall mounted units in a "Beech" colour. Chrome coloured accessories. Ample worktop surfaces in a "Granite" effect finish. Stainless steel sinktop with mixer tap. Incorporating Stainless steel Gas Hob, Oven & Extractor. Stainless steel splashbacks. Plumbed for automatic washing machine. Spaces for tumble drier and fridge/freezer. A window overlooking the front. Spotlight track. Tiled effect interlocking laminate flooring.

**BATHROOM:**

Approx. 8' 9" x 6' 7". A lovely, stylish, newly fitted bathroom with three piece white suite complemented by matching tiling and quality worktop. Mains shower unit with round shower head over P shaped bath with glass screen. Mirror with pelmet lighting. Chrome bathroom accessories including heated towel rail. Extractor. Wall mounted beech unit. Downlighters. Attractive quality stone feature flooring.

**BEDROOM 1:**

Approx. 12' 3" x 9' 4". An extremely attractive excellently sized, double bedroom that has fresh decoration and overlooks the rear of the property. Double built in wardrobe with sliding mirror fronted doors. Corniced ceiling.

**BEDROOM 2:**

Approx. 11' 11" x 8'2". This is a delightful well presented, generously proportioned rear facing double bedroom that has tasteful decor. Spotlight cluster. Corniced ceiling.

**HEATING:**

Gas Central Heating.

**FEATURES:**

Double Glazed Windows. White painted hardwood interior doors.

**LOCATION:**

Travelling from Ladybridge Street, at the junction of the High Street continue across into John Street. Union Street East is a continuation.

**OUTSIDE:**

There is a drying area and car parking facilities to the rear.

**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















Illustration For Identification Purposes Only.  
Not To Scale (ID450485/ Ref:66078)

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.