

24 DUKE STREET, ARBROATH, DD11 2BE



OFFERS AROUND £55,000

This highly impressive bright and airy, south facing, **FIRST FLOOR APARTMENT** forms part of a stone-built building, providing spacious accommodation on one level and is pleasantly situated within a most desirable residential area., close to all amenities. The property has been well maintained and is in good decorative order, with many additional attractive features including new carpeting a well-appointed Kitchen & a lovely modern Bathroom. There are the benefits of Gas Central Heating and Double Glazing. In addition, an aluminum pulls down ladder gives access to the floored attic space. To the rear is a shared garden with a drying area. A shed is included. Viewing this excellent home is highly recommended.

ACCOMMODATION

Vestibule, Hallway, Lounge, Kitchen, Double Bedroom, Bathroom



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 ♦ Email: enquiries@connellyyeoman.com

<u>VESTIBULE:</u>	Enter through a substantial front entrance door.
<u>HALLWAY:</u>	Entered through a white hardwood split pane glazed door leads into the tastefully decorated hallway. Useful store cupboard. An aluminium pulls down ladder gives access to the attic space.
<u>LOUNGE:</u>	Approx. 11' 11" x 11' 3". A white hardwood and split pane glazed door leads into this particularly charming bright and airy Lounge of generous proportions. A window overlooks the front of the property with a cupboard underneath. Corniced ceiling. Recessed alcove with shelving and cupboard underneath with louvre doors.
<u>KITCHEN:</u>	Approx. 8' x 5' 10". A splendid well-appointed Kitchen. Fitted with both base and wall mounted units in a Cream finish. Display shelving. Ample worktop surfaces in a wooden effect finish Stainless steel sink unit and drainer. Contrasting wall tiles. Electric Cooker. Plumbed for automatic washing machine. Front facing window.
<u>BATHROOM:</u>	Approx. 8' 11" x 4' 5". Most attractive Bathroom. Fitted with three-piece white suite comprising w.c., wash hand basin and bath. Shower unit over the bath with curtain. Contrasting wall tiles. Bathroom accessories. Window.
<u>BEDROOM:</u>	Approx. 13' 6" x 8' 9". This is a very pleasant well-proportioned double bedroom with rear facing window.
<u>HEATING:</u>	Gas Central Heating.
<u>FEATURES:</u>	Double Glazed Windows.
<u>LOFT:</u>	Approx. 4' 3" (Height) + 16' x 11' 10". An aluminium pull down ladder leads to the floored loft area.
<u>OUTSIDE:</u>	To the rear is a shared garden with a drying area. A shed is included.
<u>LOCATION:</u>	Travelling from the Railway Station, turn up Gowan Street and Duke Street is at the top on the right-hand side. Number 24 is on the right-hand side.
<u>E.P.C. RATING:</u>	C
<u>HOME REPORT:</u>	For further information relating to the condition of the property, viewing the Home Report is recommended.
<u>VIEWING:</u>	By arrangement with Connelly & Yeoman.









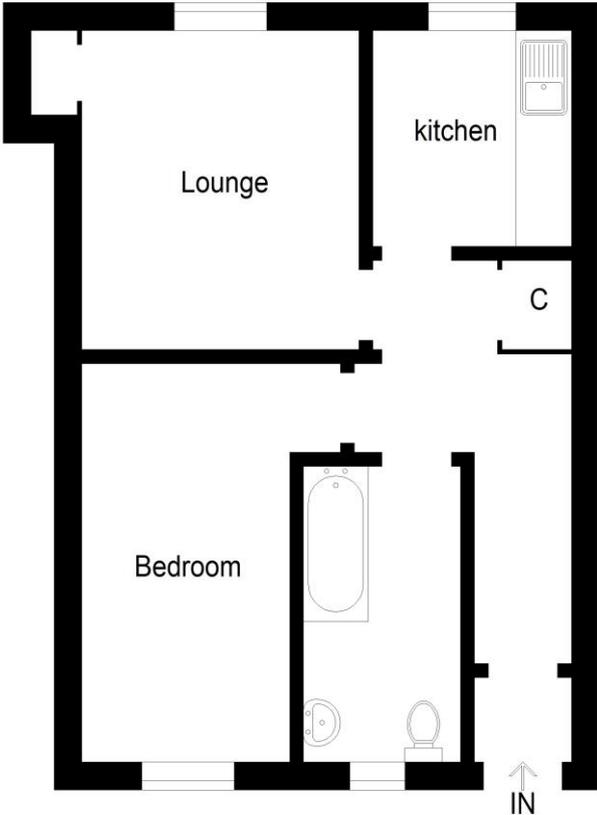


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Not To Scale (ID484939 / Ref:67698)

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