

**4a COMMERCE STREET, ARBROATH, DD11 1NB**



**OFFERS AROUND £62,000**

This most appealing **FIRST FLOOR APARTMENT** forms part of a well-maintained stone building, provides well-proportioned accommodation on one level situated in a popular location within the centre of the town. The subjects are 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 and is in good decorative order by the present owner and benefits from Modern Electric Heating System, Double Glazed Windows and a car parking space.

Viewing this home internally is essential to fully appreciate the spacious accommodation offered.

## **ACCOMMODATION**

Reception Hallway, Lounge, Kitchen, Bathroom, Double Bedroom.



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**RECEPTION  
HALLWAY:**

A door leads into the extremely attractive spacious and welcoming Reception Hallway. Useful large store cupboard with shelving and hanging rail.

**LOUNGE:**

Approx. 18' 6" x 10' 3". This is a highly impressive bright airy Lounge of generous proportions. Large windows overlooking the front of the property. Corniced ceiling. Attractive traditional fireplace with marble effect features and hearth. Log effect electric fire.

**KITCHEN:**

Approx. 13'1" x 5' 4". This well-presented Kitchen has been generously fitted with base and wall units in a Beech colour. Chrome coloured accessories. Ample worktop surfaces in a Brown granite effect finish. Stainless steel sink top and drainer with mixer tap. Contrasting wall tiles. Plumbed for automatic washing machine. Electric Cooker. Corniced ceiling. Window to the front of the property.

**BATHROOM:**

Approx. 8' 2" x 5'1". A lovely bathroom with a three-piece suite with co-ordinating tiling. Electric shower over the bath with curtain. Bathroom accessories. Vanity shelf. Wall mounted white coloured towel radiator. Extractor. Panelled ceiling.

**DOUBLE BEDROOM:**

Approx. 11' 10" x 10' 1". This is a beautifully presented excellently sized double bedroom which has a window overlooking the rear of the property. Double wardrobe with sliding doors. Additional cupboard. Corniced ceiling.

**HEATING:**

Modern Electric Heating System.

**FEATURES:**

Double Glazed Windows.

**OUTSIDE:**

Car parking space

**E.P.C. RATING:**

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**HOME REPORT:**

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

**LOCATION:**

Travelling from Lady bridge Street to the junction, turn left into the High Street. Take the first turning to the left into Commerce Street. Number 4A is situated on the right-hand side.

**VIEWING:**

By arrangement with Connelly & Yeoman.









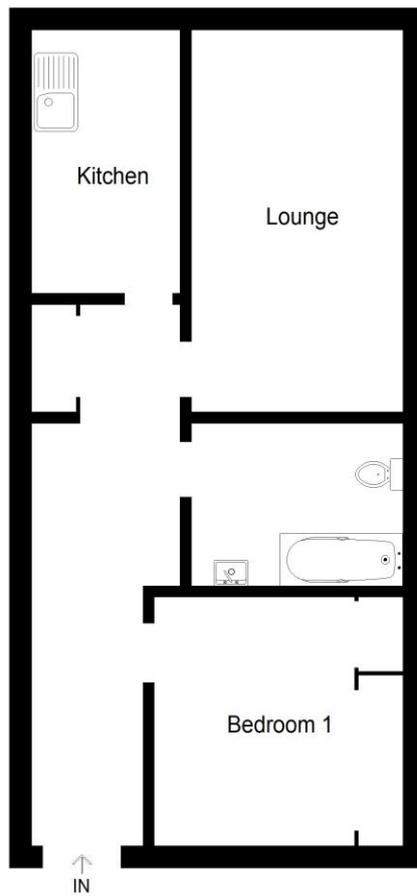


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