



82 Brechin Road, Arbroath, DD11 1SS

GROUND FLOOR FLAT



Key Features

- Spacious accommodation • Private & shared gardens
- Double glazing • Electric heating



OFFERS AROUND
£42,000

Property Description

This is a very charming **GROUND FLOOR FLAT** which provides well proportioned accommodation on one level and is pleasantly situated within a prime residential area, convenient for all local amenities including shops, schools, sports centre and local transport. The property has been well maintained and enjoys the benefits of Double Glazing and Electric Heating and would suit a variety of buyers including First Time Buyers or Buy to Let Investors. To the rear is an attractive, well kept, enclosed garden which is laid out in coloured chipped stones, paving slabs, assorted shrubs, bushes and flowers with a large area of lawn. To the front is an area of garden which is exclusive to the property. Viewing this home is essential to fully appreciate.

ACCOMMODATION: Hallway, Lounge, Kitchen, Shower Room, Bedroom.

HALL: Enter through a substantial hardwood front door into this welcoming hallway. Laminate flooring. All rooms lead off.

LOUNGE: Approx. 13' 4" x 10' 11" Lovely room with neutral décor overlooking the front. Laminate flooring. Corniced ceiling.

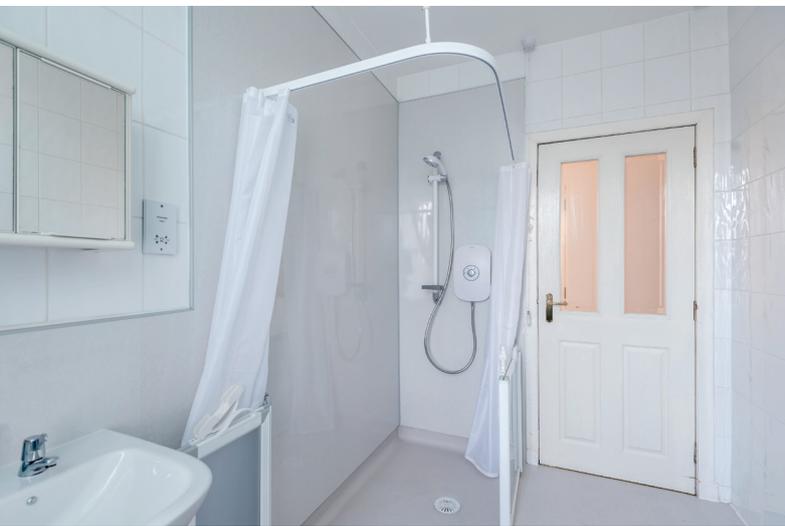
KITCHEN: Approx. 13' 1" x 4' 11" Superbly fitted out kitchen with modern units in a beech effect finish. Ample work surfaces. Electric oven and hob with extractor fan above. Integrated washing machine, fridge and freezer. Stainless steel sink and drainer. Built in storage cupboard housing the water tank. Laminated tiled effect flooring. Window.

BEDROOM: Approx. 10' 5" x 9'. Spacious room with fresh décor. Built in substantial wardrobes with shelving and hanging rail. Mirrored sliding doors. Large window overlooking the rear garden. Laminate flooring. Ornate cornicing and ceiling rose.

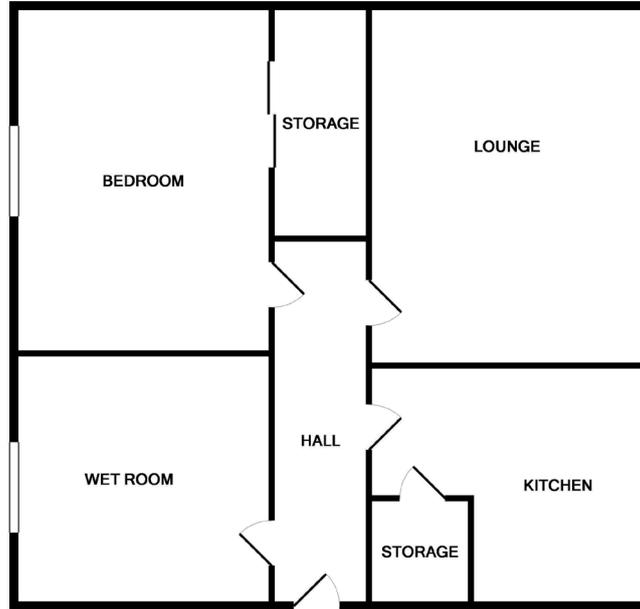
SHOWER ROOM: Approx. 9' 5" x 6'. Lovely bright and recently refitted with a walk in shower and two piece white suite comprising of wash hand basin and w/c. Fully tiled with the exception of the shower area which has wet wall. Non-slip flooring. Shaving point. Large window.

OUTSIDE: To the rear is an attractive, well kept, enclosed garden which is laid out in coloured chipped stones, paving slabs, assorted shrubs, bushes and flowers with a large area of lawn. To the front is an area of garden which is exclusive to the property.





Property Professionals



TOTAL APPROX. FLOOR AREA 474 SQ.FT. (44.0 SQ.M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2019



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.

Connelly & Yeoman
Solicitors & Estate Agents

tspc

