



**23 John Street, Arbroath, DD11 1BT**

**FLAT**



## Key Features

- “The fit o’ the toon” location • Original features
- Double glazing & gas central heating



OFFERS AROUND  
**£50,000**

# Property Description

This attractive bright and airy spacious **GROUND FLOOR APARTMENT** forms part of a well maintained stone built building, situated within a popular residential area affectionately named, 'the fit o' the toon' close to Beach, Harbour, Marina, Parkland and other local amenities. The well maintained property, which has many attractive features, including the original wood interior doors and enjoys the benefits of Gas Central Heating and Double Glazing. To the rear is a large shared garden and drying area and a stone store is included. Viewing this home internally is highly recommended.

**ACCOMMODATION:** Entrance Hallway, Lounge, Kitchen, Double Bedroom, Bathroom.

**ENTRANCE HALLWAY:** Entered through substantial front entrance door into the hallway.

**LOUNGE:** Approx. 13' 5" x 10' 3". This is a bright and airy generously proportioned room with large windows which have a view towards the front of the property. Modern wall mounted electric fire. Original corniced ceiling.

**KITCHEN:** Approx. 12' 7" x 4' 8". A feature of this home is the splendid well-appointed Kitchen which has been fitted with base and wall units in an Oak colour. Ample work surfaces in a wood finish. Large, white Belfast styled sink with drainer. Space for a fridge freezer. Plumbed for automatic washing machine. Electric Oven, Gas Hob with extractor above. Wood flooring. Window overlooking the rear of the property.

**BEDROOM:** Approx. 11' 8" x 10' 8". This is a pleasant double bedroom of generous proportions. A large window which has an outlook over the rear. Ample built in wardrobes. Corniced ceiling.

**BATHROOM:** Approx. 11' 10" x 4' 11". Nicely presented with white three piece suite. Shower unit over the bath with glass screen. Tiling complements the suite. Window.



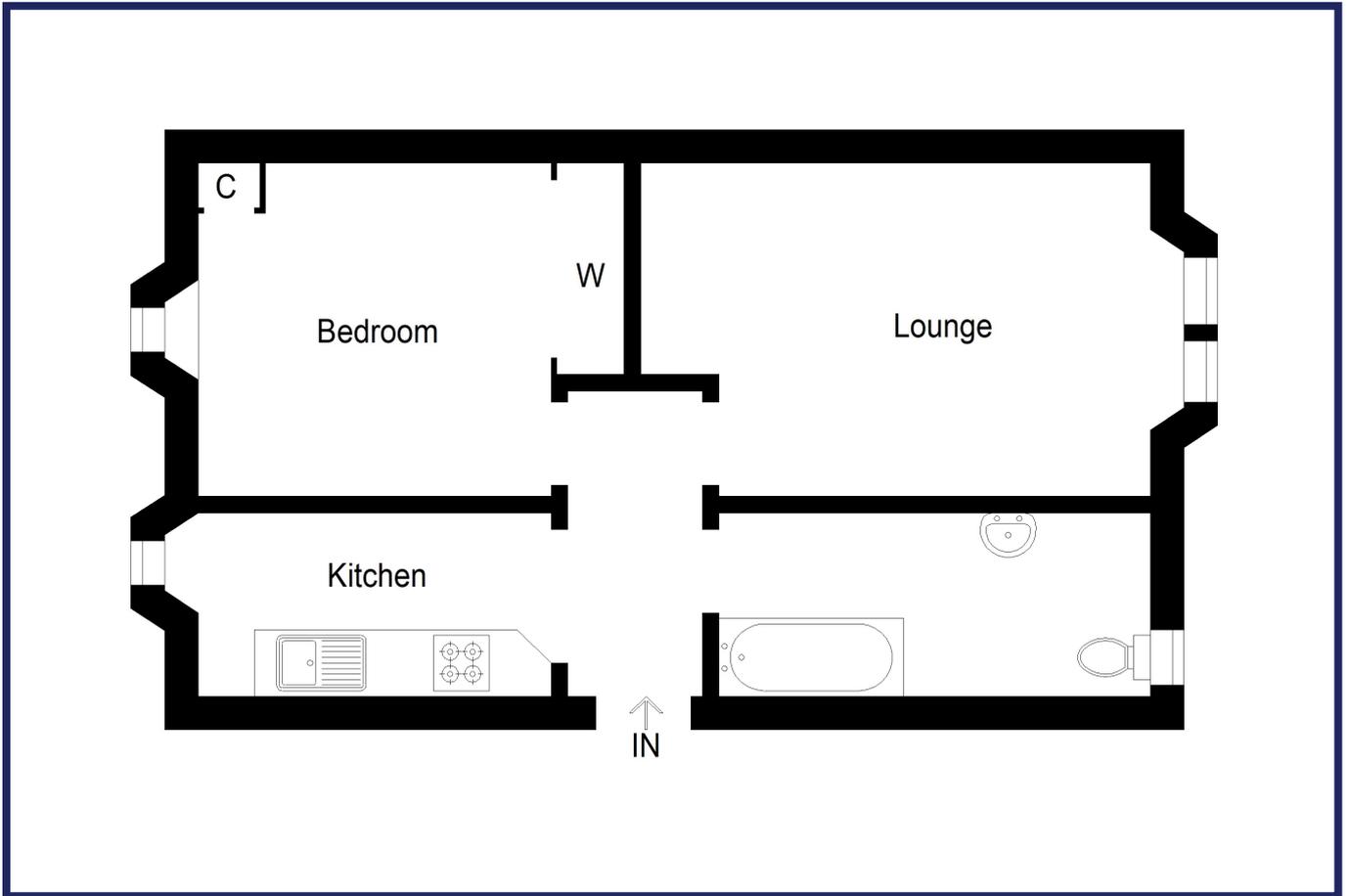
**HEATING:** Gas Central Heating.

**FEATURES:** Double Glazed Windows. (Some of the furnishings can be included in the sale).

**OUTSIDE:** To the rear is a large shared garden, drying area with an outhouse. A store is included.



# Property Professionals



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**

