Connelly & Yeoman

Solicitors Estate Agents

50B Howard Street, Arbroath, DD11 4DH

FIRST FLOOR APARTMENT

Key Features

• Desirable residential area • Private rear parking
• Double glazing windows • Gas central heating

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OFFERS AROUND

£95,000

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Property **Description**

ENTRANCE VESTIBULE: Enter through a hardwood and Double Glazed front entrance door. Carpeted Stairway leads to the upper floor accommodation.

UPPER HALLWAY: A spacious welcoming Upper Hallway with all accommodation leading off. Finished with carpet. Cupboard.

LOUNGE WITH DINING AREA: Approx. 21' 9" x 14' 9". A split pane glazed door leads into the most impressive and very spacious, bright and airy Lounge with three front facing windows. Corniced ceiling. The attractive Dining Area has co-ordinating decoration and ample space for dining table & chairs. Cupboard. Laminate Flooring.

DINING KITCHEN: Approx. 15'1" x 7' 1". A split pane glazed door leads into the well appointed Dining Kitchen with both base and wall mounted units in an Oak colour. Chrome coloured accessories. Ample worktop surfaces in a granite effect. Matching breakfast bar Contrasting wall tiles. Stainless steel sink unit and drainer. Incorporating Gas Hob, Electric Oven & extractor over. Integrated dishwasher, fridge and freezer. Window overlooking rear. Spotlight cluster.

BEDROOM 1: Approx. 13'0 x 8' 8". This is a beautifully presented excellently sized double bedroom with front facing window. Double fitted wardrobe with sliding doors. Laminate Flooring.

BEDROOM 2: Approx. 11' 4" x 9'. An extremely attractive, well proportioned front facing bedroom. Laminate Flooring.

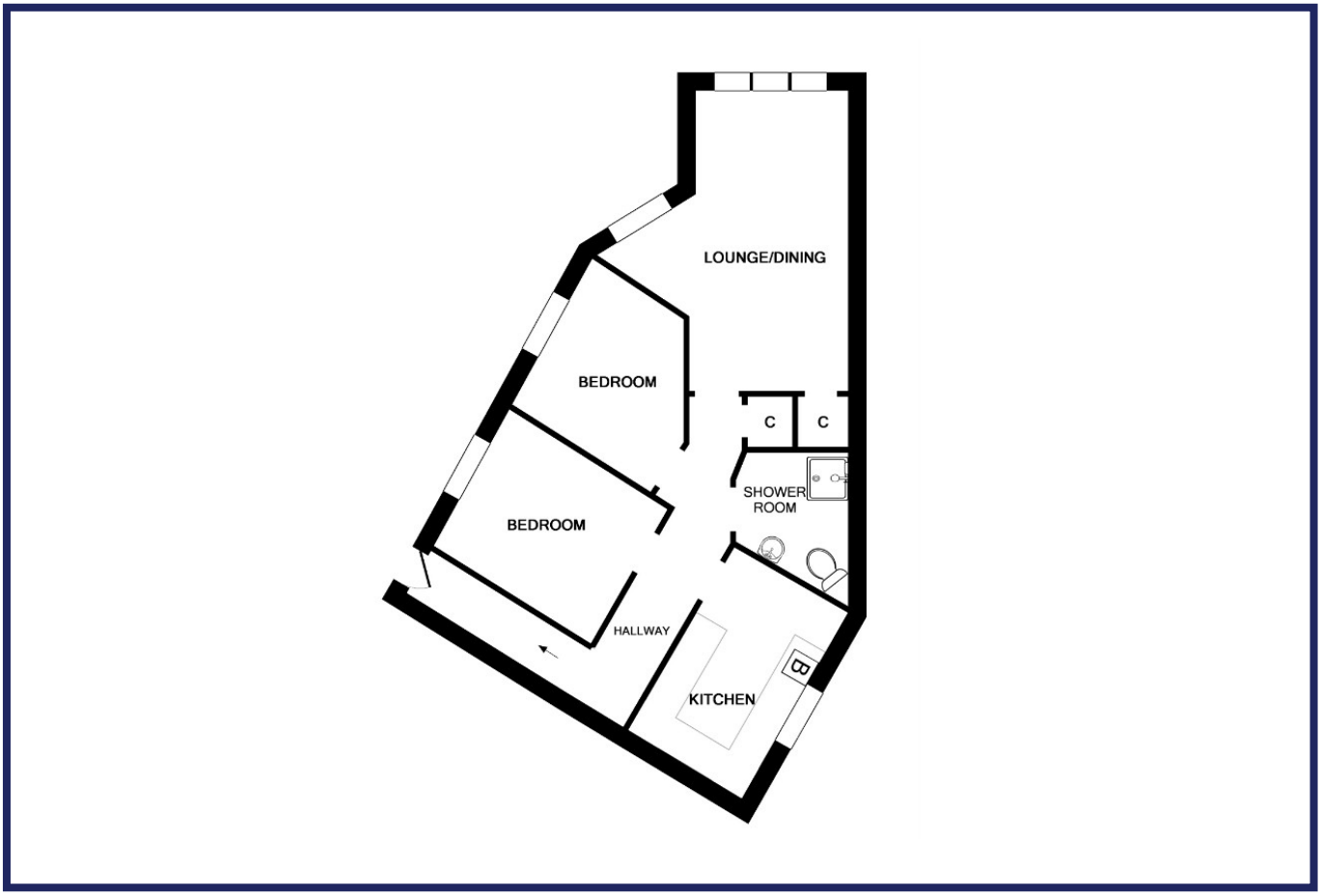
SHOWER ROOM: Approx. 8' 4" x 6'. A nicely presented Shower Room fitted with two piece white suite comprising w.c.. Built in Vanity unit in a Beech colour with chrome coloured accessories and wash hand basin. Further co-ordinating vanity unit with cupboard, drawers and top. Vanity shelf. Step up to the separate tiled shower enclosure with glass doors. Contrasting wall tiles. Extractor. Spotlight cluster.

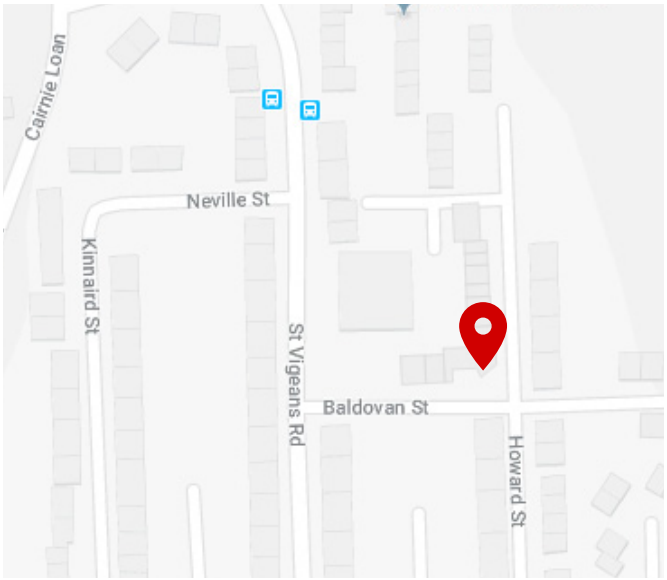
HEATING: Gas Central Heating.

FEATURES: Double Glazed Windows.

OUTSIDE: There is private parking at the rear.

Property Professionals





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