



**17 Viewfield Court, Arbroath,
DD11 2EA**

**LUXURY GROUND
FLOOR APARTMENT**



Key Features

- New small select development in West End location
- Impressive bright & airy spacious accommodation
- Beautiful kitchen & utility room with appliances
- G.C.H, D.G, landscaped gardens & parking



OFFERS AROUND
£149,000

Property Description

MUTUAL ENTRANCE VESTIBULE: Enter through the main door that has a security entrance system in the mutual entrance vestibule.

RECEPTION HALLWAY: A substantial front entrance door gives access into the spacious welcoming Reception Hallway. Two windows. Store cupboard. Laminate flooring.

LOUNGE: Approx. 13' 3" x 12' 11". This particularly charming, bright and airy, magnificent sized room. French glazed doors give access out to the rear. Corniced ceiling. Laminate flooring. Open to the Kitchen.

KITCHEN: Approx. 7' 4" x 6' 2". A feature of this well appointed, freshly decorated, kitchen fitted with base and wall mounted units in a Cream colour. Chrome coloured accessories. Ample worktop surfaces in wooden effect finish. Stainless steel sinktop with mixer tap. Contrasting wall tiles. Incorporating Ceramic Hob, Electric Oven & Extractor Over. Integrated Fridge/Freezer. Corniced Ceiling. Window. Laminate flooring. Door to Utility Room.

UTILITY ROOM: Approx. 6' 9" x 6' 2". Fitted with co-ordinating base and wall mounted units. Worktop surfaces & stainless steel sinktop with mixer tap. Washer Dryer. Laminate flooring. Window.

SHOWER ROOM: Approx. 8' 6" x 6' 6". A well presented spacious Shower Room with white suite comprising w.c., wall mounted vanity unit in a white high gloss finish and incorporating the modern wash hand basin. Separate large walk in tiled shower enclosure Beautiful matching tiling complements the suite. Bathroom Accessories. Vanity shelf. Downlighters. Window.

BEDROOM 1: Approx. 15' 2" x 10' 5". This is an extremely attractive excellently sized double bedroom that has large windows which have an enviable outlook. Double fitted wardrobe with sliding mirror fronted doors that has a hanging rail and shelved storage.

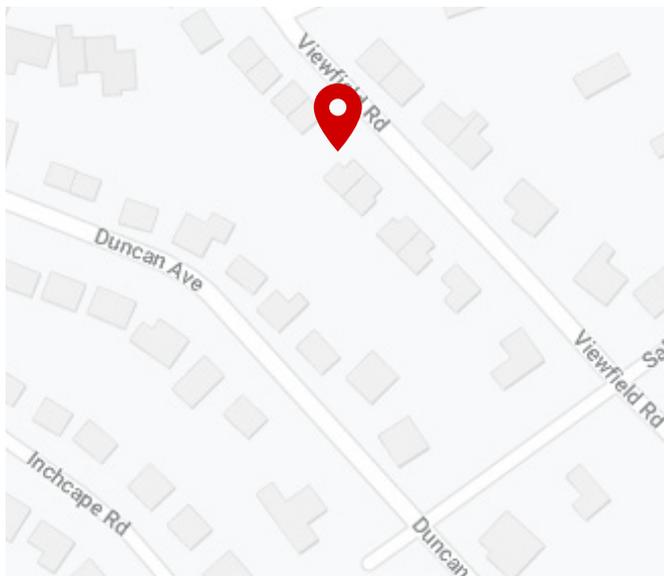
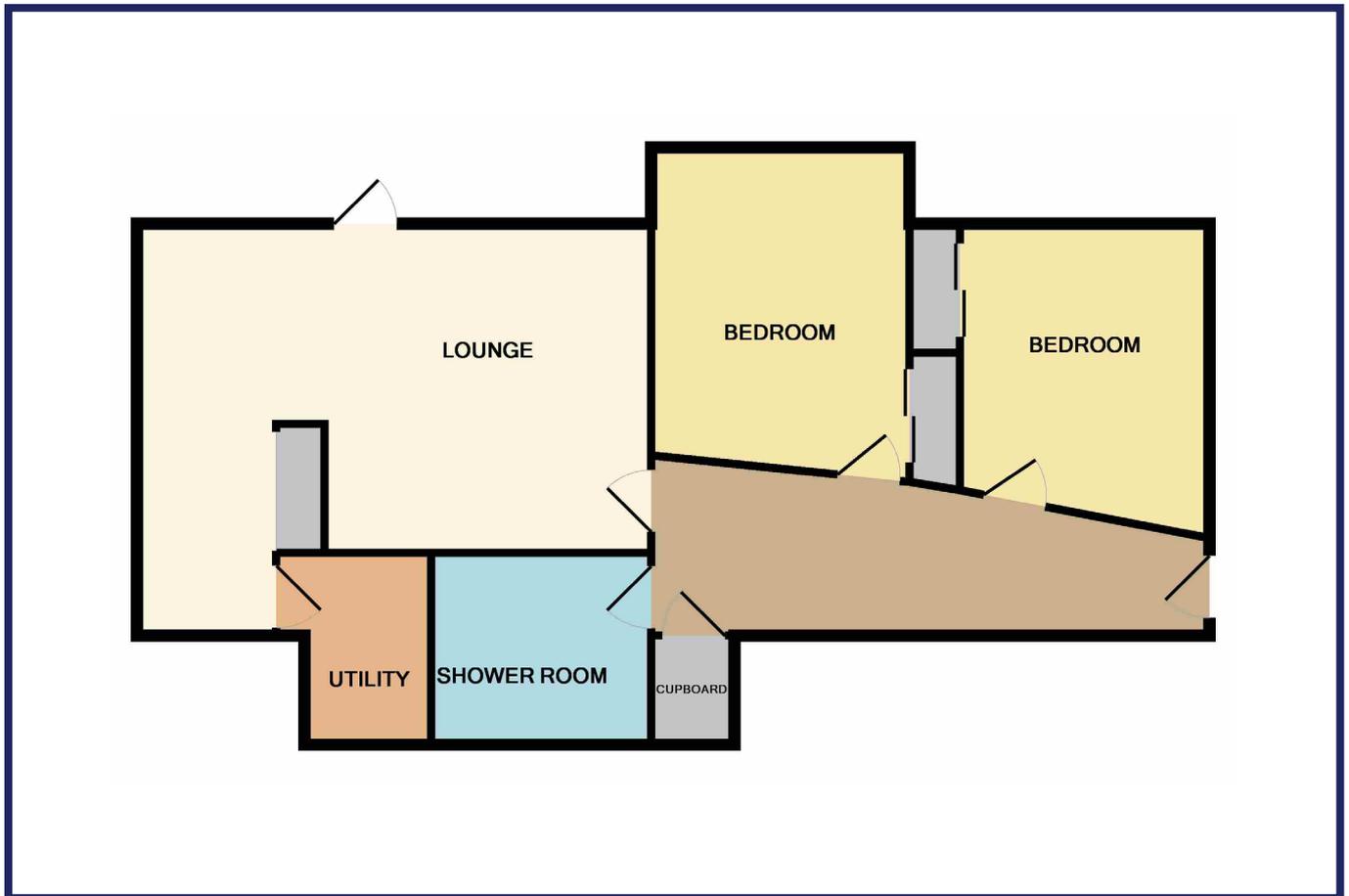


BEDROOM 2: Approx. 12' 6" x 9' 4". A beautifully presented well proportioned double bedroom that has a pleasant outlook. Double fitted wardrobe with sliding mirror fronted doors that has a hanging rail and shelved storage.

OUTSIDE: A long driveway from Viewfield Road, gives access through to the wonderful landscaped grounds and courtyard area, where there are individual and visitors car parking facilities in coloured monoblocks. In addition, there is an area to the rear, mainly in lawn with a paved patio and bin store. A wrought iron gate gives access to Arbirlot Road.



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

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