Connelly & Yeoman
Solicitors Estate Agents

28 BEECH GROVE, ARBROATH, DD11 2EU | **GROUND FLOOR FLAT**

Key Features

• Pleasant location with local amenities closeby. • Generous accommodation on one level.
• Modern fitted kitchen. Stunning bathroom & shower • Electric heating. Double glazing. Shared drying area.

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OFFERS OVER

£65,000

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Property **Description**

Attractive Ground Floor Flat providing generous accommodation with a superb amount of storage and is pleasantly situated in a cul de sac within a prime residential area, close to Schools, Cricket Ground, Sports Centre, Shops and other local amenities. The property has been maintained and decorated by the present owner to a high standard, with many additional attractive features including a well appointed Kitchen & Bathroom. There are the benefits of Electric Heating & Double Glazed Windows. There is a mutual grassed area to the front and shared drying area to the rear with a shed. Viewing this home internally is highly recommended to fully appreciate.

ACCOMMODATION:
Reception Hallway, Lounge with Dining Area, Kitchen, 2 Double Bedrooms, Bathroom.

RECEPTION HALLWAY:
Enter through substantial front door leading into the bright, welcoming hallway which has been tastefully decorated. Two useful storage cupboards. Laminate flooring. All accommodation leading off.

LOUNGE WITH DINING AREA:
Approx. 18' x 10' 9". Enter through a lovely white and opaqu glazed door into this beautifully presented bright and airy room of generous proportions. Windows both to the front and rear. Ample space for table & chairs. Corniced ceiling. Laminate flooring.

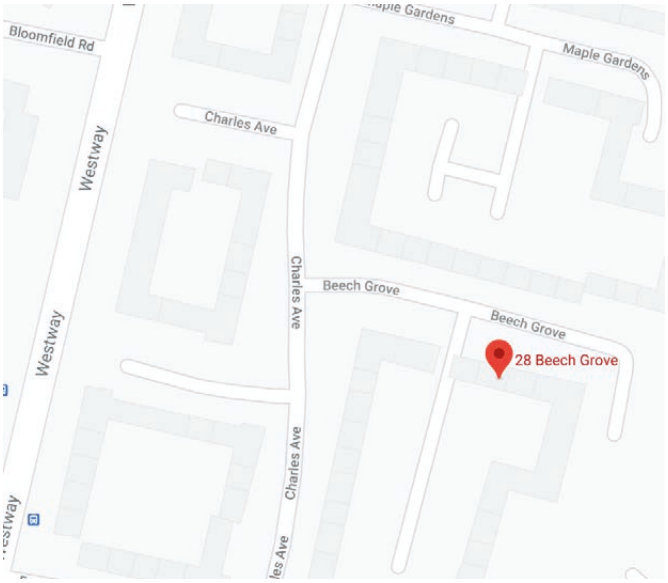
KITCHEN:
Approx. 11' 6" x 7' 11". This is a well appointed Kitchen. Fitted with both base and wall mounted units in a Beech colour. Display shelving. Ample worktop surfaces in a Dark Black charcoal colour. Co-ordinating splashbacks. Incorporating electric hob, oven & extractor over. Plumbed for automatic washing machine and dishwasher. Integrated Fridge/Freezer. Round stainless steel sink. Downlights. Side facing window.

BEDROOM 1:
Approx. 15' x 8' 10". This is an excellent sized double bedroom that has an outlook towards the front of the property. Laminate flooring.

BEDROOM 2:
Approx. 12' 2" x 9' 4". A delightful generously proportioned bedroom with rear facing window. Wall to wall fitted wardrobe unit with sliding opaque glass doors. Tiled floor.

BATHROOM:
Approx. 12' 5" x 5'. Most attractive bright bathroom with a modern three piece white suite comprising w.c., wash hand basin, with vanity unit below in a light beech colour and bath with concealed lighting. Shower unit over with glass screen. Beautiful matching tiling complements the suite. Wall mounted chrome coloured towel radiator. Spotlight track. Window.

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.

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