



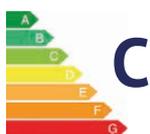
28c ELLIOT STREET, ARBROATH DD11 3BZ

FIRST FLOOR FLAT



Key Features

- Situated within a much sought after west end location, close to parks, bowling green, sports centre and shops.
- A well presented bright and airy spacious home.
- Gas central heating. Double Glazing.
- Shared drying green. Decking. Two outhouses.



OFFERS AROUND
£90,000

Property Description

This well presented FIRST FLOOR APARTMENT is situated within a prime residential area and provides generously proportioned accommodation on one level and forms part of well maintained, small block of stone built flats. The subjects are convenient for access to shops, supermarkets, Park, Bowling Green and other local amenities while the bus and train stations are within easy reach providing excellent transport links. The property is in excellent decorative order with many additional attractive features including beautiful intricate plasterwork detail on the cornices and ceiling rose in the Lounge. There are the benefits of Gas Central Heating & Double Glazing. An exclusive piece of decking is to the rear and also to the rear is a shared drying green. There are two stone outhouses. Viewing this home internally is highly recommended to fully appreciate.

ACCOMMODATION:

Entrance Hallway, Lounge, Kitchen, Utility Room, 2 Bedrooms, Bathroom.

ENTRANCE HALLWAY:

Enter through substantial front entrance door into the hallway. Corniced ceiling. Wooden flooring. Downlights. All rooms lead off.

LOUNGE:

Approx. 12'11" x 12'1". This is an well presented, generously proportioned Lounge which has tasteful decoration and benefits from a large picture window overlooking the front. Splendid ornate cornicing and ceiling rose. Recessed alcove with shelving.

KITCHEN:

Approx. 12' 4" x 7' 4". A spacious, well appointed Kitchen which has been generously fitted with base and wall mounted units in a coloured finish. Ample wood worktop surfaces with contrasting wall tiles complements the units. Stainless steel double sinktop and mixer tap. A window has a pleasant outlook over the rear of the property and the parkland beyond. Wooden flooring. Built in larder. Doorway leads into the Utility Room.



UTILITY ROOM:

Approx. 5'9" x 5'3". This is a very useful area which is plumbed for automatic washing machine and space for tumble dryer. Housing Central Heating boiler. Window.

BEDROOM 1:

Approx. 13' 3" x 8' 1". An attractive, excellent sized double bedroom which has a window overlooking the front of the property. Corniced ceiling.

BEDROOM 2:

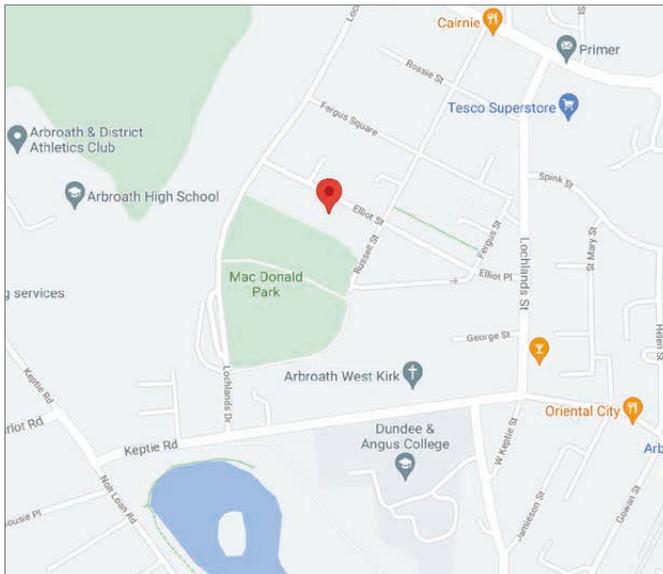
Approx. 13' 4" x 8'. This is a pleasant, well proportioned bedroom with an open outlook to the rear over the park. Corniced ceiling.

BATHROOM:

Approx. 8'3" x 7'5". Fitted with a modern three piece white suite comprising w.c., wash hand basin and bath with shower over and glass screen. Vanity units with mirror and lights above. Further fitted vanity units surround the w/c. Chrome wall mounted towel rail.



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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