



**FLAT A/1, 38 ERNEST STREET,
ARBROATH DD11 1UB**

**TOP FLOOR
APARTMENT**



Key Features

- Bright & airy generously proportioned versatile accommodation.
- Pleasant location close to Arbroath Abbey and other local amenities.
- Gas central heating. Double Glazing. Open plan Kitchen/Dining/Family Area.
- Own private garden. Mutual drying green. Shed.



OFFERS OVER
£65,000

Property Description

Forming part of a well maintained stone built building, this bright spacious TOP FLOOR APARTMENT is ideally situated within a much sought after area of the town, convenient for all local amenities and services including shops, super markets, health and leisure facilities and railway station. There are the benefits of Gas Central Heating & Double Glazed Windows with flooring included in the sale. Outside there is a private garden area with wooden shed and access to the mutual drying green and outhouse.

ACCOMMODATION:

Internal Stairway, Upper Hallway, Lounge/3rd Bedroom, Kitchen with Dining/family Area, 2 Bedrooms, Bathroom.

ENTRANCE & INTERNAL STAIRWAY:

Entry is into an attractive internal stairway that has been tastefully decorated, and leads to the upper hallway.

UPPER HALLWAY:

A glazed door leads into the spacious, welcoming hallway with two shelved storage cupboards. Laminate flooring, an access hatch leading into the loft, and a radiator.

LOUNGE/BEDROOM 3:

Approx. 11' 6" x 12' 6". A splendid, generously proportioned bedroom that has a bay window which overlooks the front of the property. TV point and radiator.

KITCHEN/ DINING/FAMILY AREA:

Approx. 19' 5 x 12 at widest into the bay window. A well presented area with a large bay window offering a pleasing outlook over the front of the property and open ground beyond. It has laminate flooring, and a radiator and leads into the kitchen area which is fitted with base and wall mounted units with coordinating work surfaces incorporating a 1½ stainless steel sink with mixer tap. There is an electric oven, gas hob with glass splashback and extractor hood above, and plumbed space for an automatic washing machine (included).

BEDROOM 1:

Approx. 15' 9" x 11' 10". This is a most attractive, excellently sized, double bedroom that has a pleasing outlook over the rear of the property. Bay window with seat and cupboards underneath, a double shelved and hanging wardrobe, housing the gas central heating boiler, and a further wardrobe.

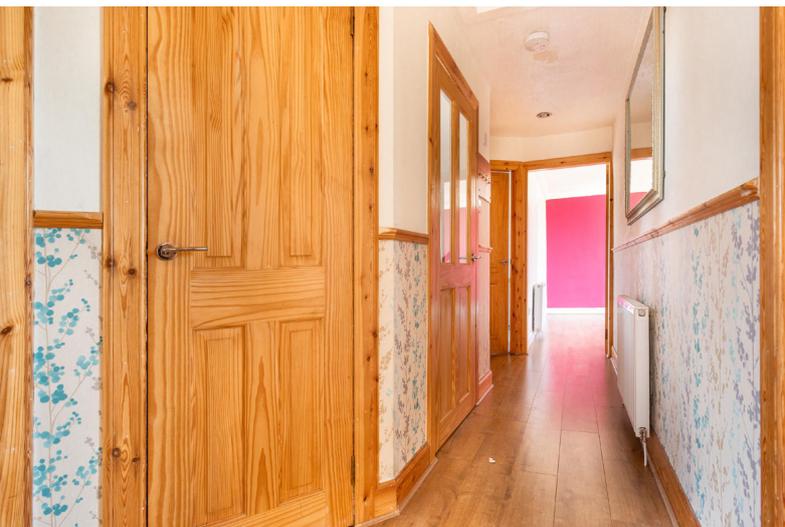
BEDROOM 2:

17' 7 x 11' 8". This is a bright spacious rawer facing bedroom with free standing wardrobes fitments (included)

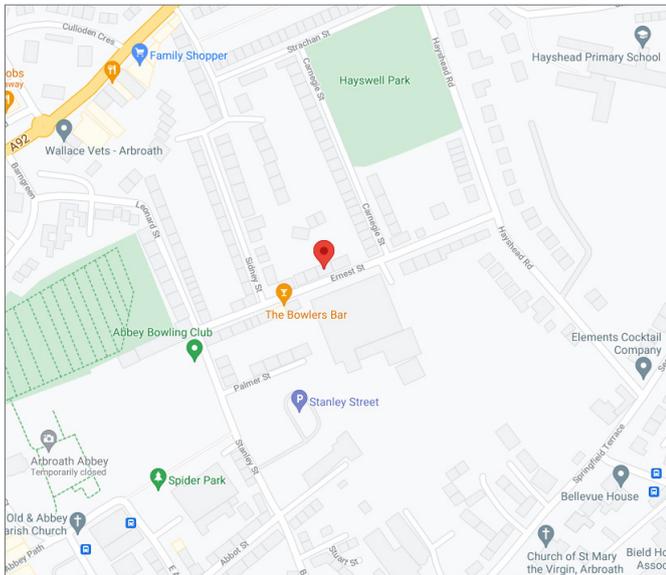
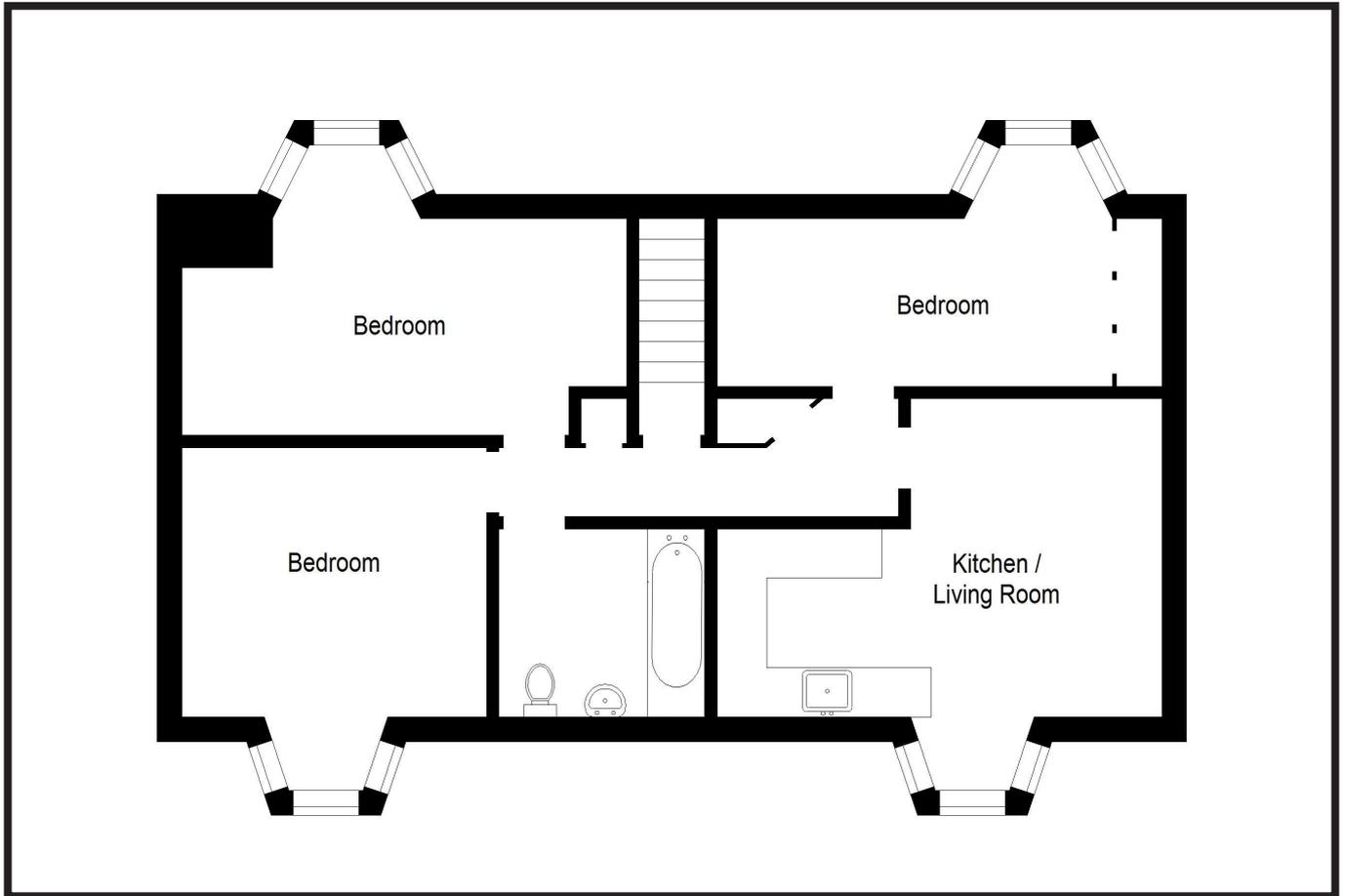
BATHROOM:

Approx. 7' 4" x 8'. A front facing bathroom with a 3 piece white suite with P shaped bath and an over the bath electric shower. There is tiling to the bath, shower and wash hand basin area, pine ceiling and bathroom fitments.





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

Find us on 