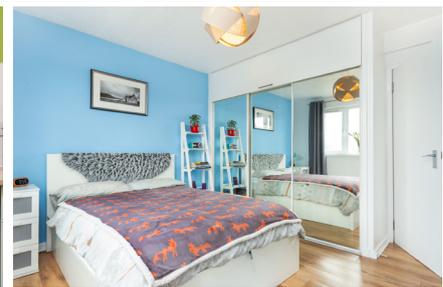




12 WILLIAMSON COURT, LARGO STREET,
ARBROATH DD11 5EB

GROUND FLOOR
FLAT



Key Features

- Bright & airy spacious accommodation. Forming part of small block.
- Well maintained & tastefully decorated. Modern Kitchen & Bathroom • Electric Heating. Double Glazing.
- Private garden. Patio area. Wooden shed. Mutual stone chipped area.



OFFERS OVER
£35,000

Property Description

This extremely attractive bright and airy GROUND FLOOR FLAT forms part of a small block of apartments and is situated within a pleasant and popular residential area, which is conveniently located to many local amenities including shops, sports center and local transport links. The property has been well maintained and tastefully decorated by the present owner and is presented in move-in condition making it an ideal first time buy or buy to let investment. There are the benefits of electric heating and double glazing with all carpets, flooring, blinds, curtains and light fittings included, with furnishings available by separate negotiation. To the rear is a private garden with sunny patio area, lawn and wooden shed. There is also access to a mutual stone chipped area and a private cellar.

ACCOMMODATION:

Hallway, Lounge, Kitchen, 1 Double Bedroom, Bathroom

ENTRANCE HALLWAY:

Entered through a substantial front entrance door where there is a walk-in cloaks cupboard, a cupboard housing the electric fuse box, and a storage heater.

LOUNGE WITH DINING AREA:

Approx. 11'7 x 17'4. A glass panel door leads into this bright spacious lounge with dining area which is tastefully decorated in modern tones with laminate flooring, two wall lights, TV and telephone points and a large front facing bay window.

KITCHEN:

Approx. 6'10 x 7'5. A well appointed kitchen with rear facing window which is fitted with modern base and wall mounted units with coordinating work surfaces incorporating a stainless steel sink with mixer tap. There is an electric cooker, space for under counter appliances, and plumbed space for an automatic washing machine.

BEDROOM 1:

Approx. 11'9 x 12'2. A most attractive rear facing double bedroom of generous proportions with a triple shelved and hanging wardrobe with sliding mirror doors housing the water tank, with overhead storage units, and a panel heater.

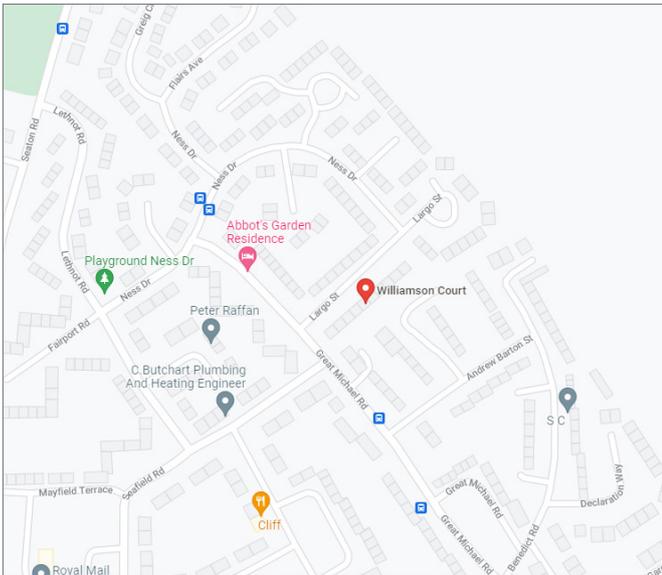
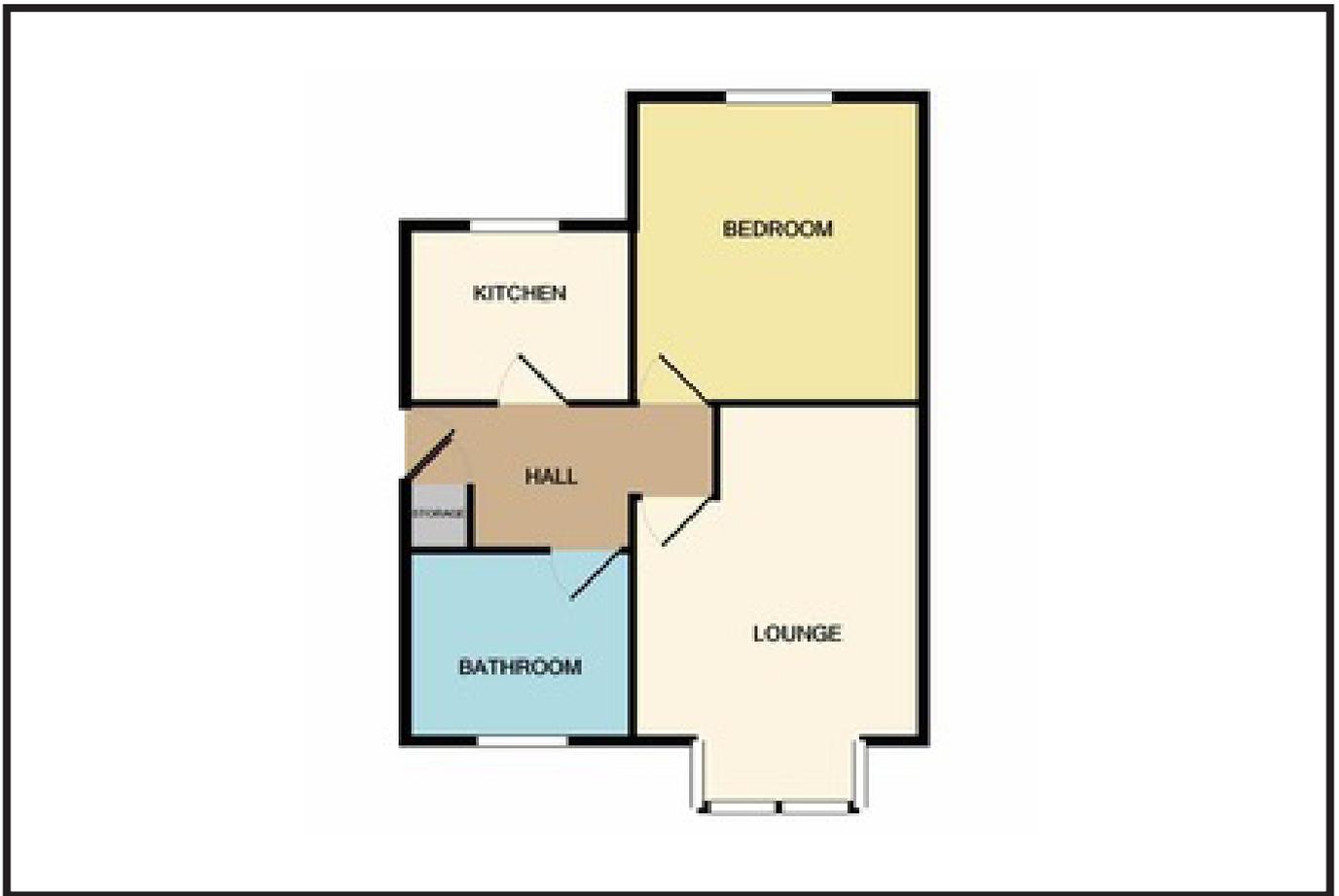
BATHROOM:

Approx. 6'5 x 5'10 A lovely bathroom with three piece white suite comprising of a w.c, vanity unit incorporating a wash hand basin and bath with over the bath electric shower. There is a wall heater, Expelair and front facing 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.

Connelly & Yeoman
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