



17 LEONARD STREET, ARBROATH, DD11 1EY

FIRST FLOOR MAISONETTE



Key Features

- Set within a central location.
- A bright, spacious first floor maisonette of generous proportions.
- Gas central heating and double glazing.
- Private garden area and two outhouses.



OFFERS AROUND
£68,000

Property Description

This bright and airy FIRST FLOOR MAISONETTE provides generous accommodation over two levels and is situated within a popular residential area, close to all local amenities including High Street Shops, Supermarkets, Schools, and many other local amenities making it an ideal first time buy or buy-to-let investment. The spacious apartment is decorated in neutral tones and enjoys the benefits of gas central heating and double glazed windows. Outside there is access to a private garden area, and two private outhouses.

ACCOMMODATION:

Hallway, Lounge, Kitchen, 3 Double Bedrooms, Bathroom.

HALLWAY:

Enter through a substantial front door leading into the bright, welcoming hallway with an area with the electric fuse box and metre and a radiator.

LOUNGE:

Approx. 19'4 x 11'6. A very spacious lounge with two front facing windows and a feature fireplace with wooden fire surround and tiled hearth incorporating a gas fire. Radiator, shelved alcove with under storag.

KITCHEN:

Approx. 6'10 x 11'8. Entry is into a rear facing kitchen which is fitted to base and wall units with coordinating work surfaces incorporating a stainless steel sink with mixer tap. There is a double electric oven, hob, and extractor hood above, an integrated dishwasher, plumbed space for an automatic washing machine, and space for a fridge freezer. There is a cupboard housing the gas central heating boiler.

BATHROOM:

Approx. 4'8 x 8'6. Rear facing bathroom with a three piece white suite with an over the bath electric shower. There is tiling to the bath, shower and wash hand basing area, bathroom fitments and a radiator.



BEDROOM 1:

Approx. 11'3 x 19'8. This is a very impressive excellent sized double bedroom with a front facing window, a shelved storage cupboard and a radiator.

BEDROOM 2:

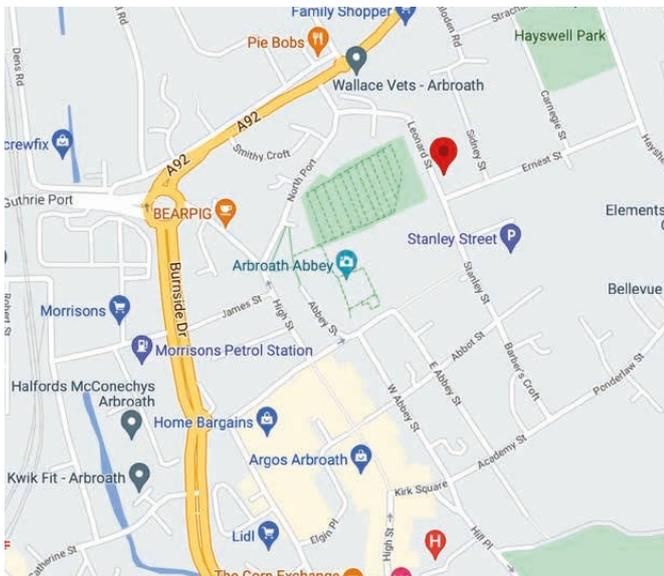
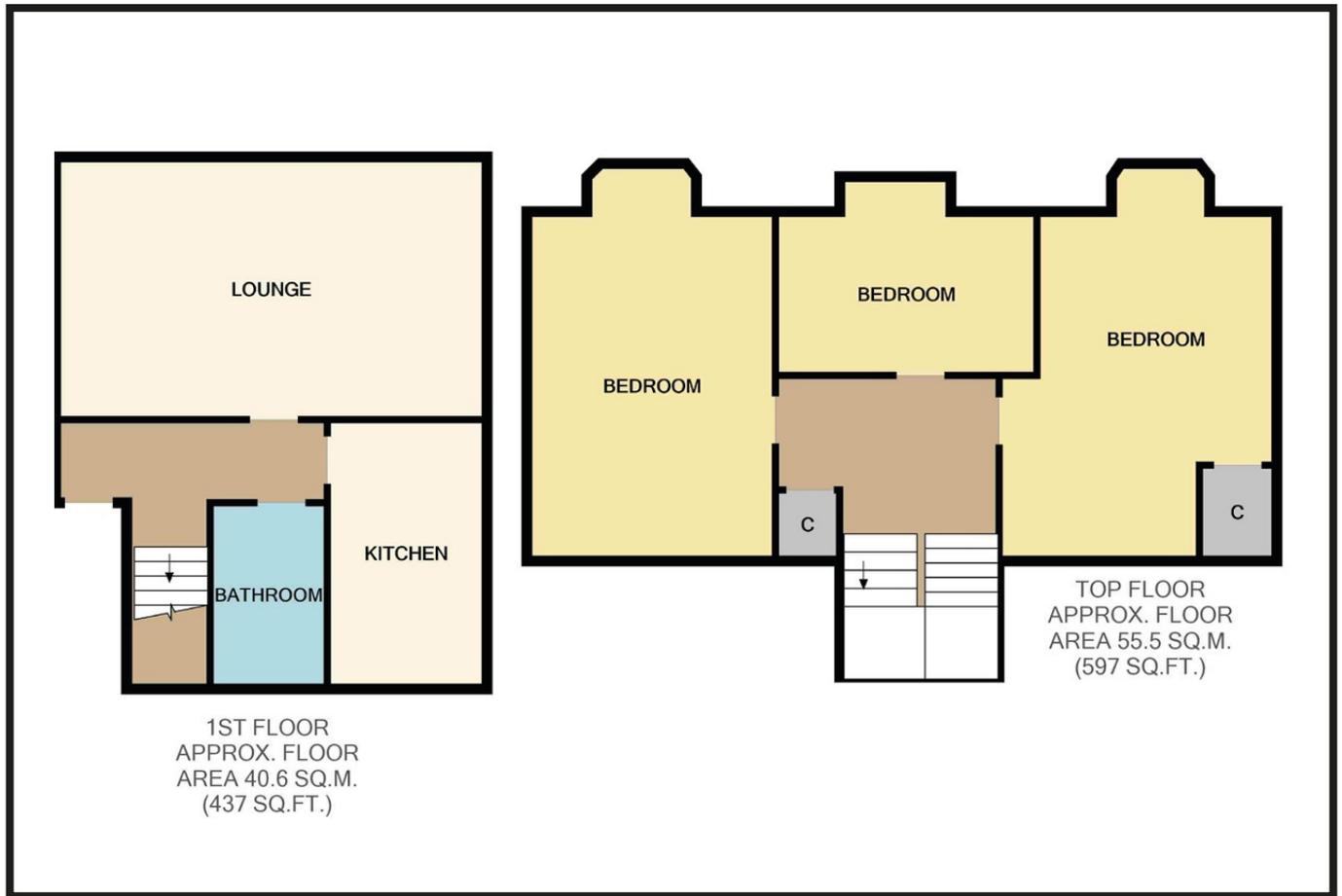
Approx. 10'5 x 19'8. A delightful generously proportioned front facing bedroom with a walk-in shelved storage cupboard giving access into the eaves. Radiator.

BEDROOM 3:

Approx. 12'2 x 12'6. A bright spacious bedroom with front facing window and a radiator.



Property Professionals



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Connelly & Yeoman
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