



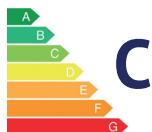
18 ALMERIE CLOSE, ARBROATH DD11 1LL

TOP FLOOR APARTMENT



Key Features

- Bright & airy generously proportioned accommodation which forms part of small block of apartments in a central location.
- Beautifully presented with modern fitted Kitchen & Bathroom.
- Electric Heating. Double Glazing. Security Entrance System.
- Residents parking. Mutual drying area.



OFFERS OVER
£75,000

Property Description

This bright and airy TOP FLOOR APARTMENT forms part of a block of flats which is situated in a popular development close to all local amenities including shops, supermarkets, leisure and health facilities, as well as within walking distance of the railway station which gives easy access to many East Coast towns and cities including Dundee and Aberdeen. Presented in fresh, neutral tones the property has a spacious lounge, modern kitchen, 3 bedrooms, all with built-in wardrobes and bathroom with over the bath shower. The property also enjoys the benefits of electric storage heating, double glazing and a security entry system. There is a residents parking area and mutual drying area.

ACCOMMODATION:

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

VESTIBULE:

Entry is via a substantial front entrance door into the vestibule which has a shelved cupboard housing the electricity meter and fuse box.

HALLWAY:

A door leads into the spacious, welcoming hallway with cupboard housing the hot water tank, an access into a loft via a Ramsay style ladder.

LOUNGE:

Approx. 12' 7" x 12' 2". This is a bright spacious lounge, with room for dining with TV point and a storage heater.

KITCHEN:

Approx. 13'8 " x 8'2". A well appointed kitchen fitted with base and wall units coordinating work surfaces incorporating a stainless sink with mixer tap. There is a stainless steel electric oven, hob and extractor hood above, plumbed space for an automatic washing machine and space for a fridge freezer.

BEDROOM 1:

Approx. 9'6 x 12' 2". A delightful, generously proportioned double bedroom with shelved and hanging wardrobe with sliding mirror doors. A storage heater.

BEDROOM 2:

Approx. 13'9 x 6'7" A well presented bedroom which overlooks the rear with a double shelved and hanging wardrobe with sliding mirror doors. Panel heater.

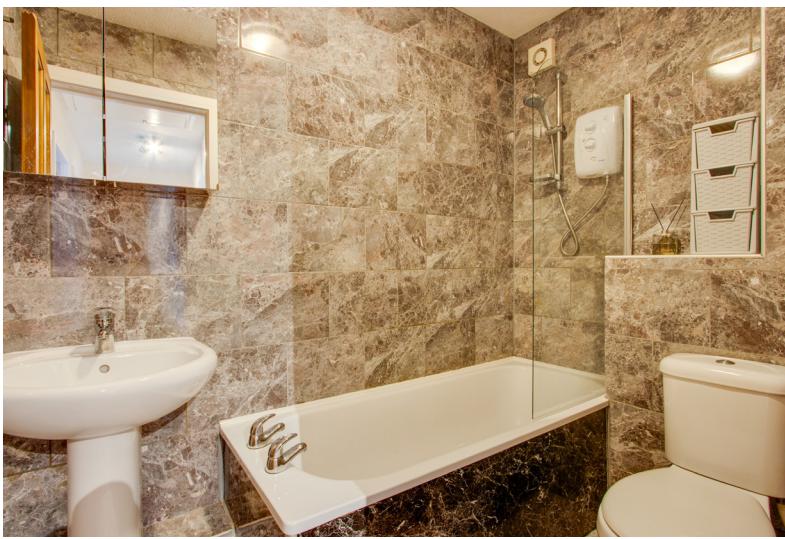
BEDROOM 3:

Approx. 13 9 " x 7'4" An attractive bedroom that has fresh decoration with a shelved and hanging wardrobe with sliding mirror doors.

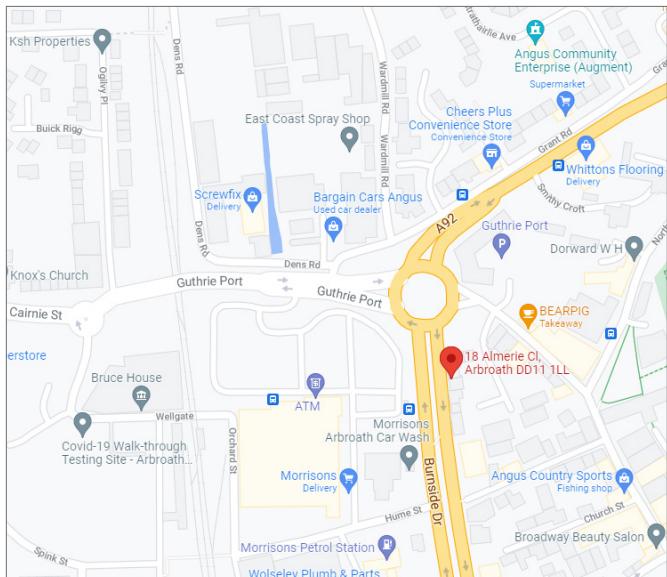
BATHROOM:

Approx. 7'10 x 4'10. A spacious tiled bathroom comprising of a 3 piece white suite with an over the bath electric shower. There is modern tiling, a fan heater and expelair.





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.