



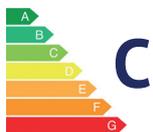
25 JAMES STREET, ARBROATH DD11 1JP

GROUND FLOOR APARTMENT



### Key Features

- Bright and airy spacious home with own door.
- Pleasant location in the centre of the town close to all amenities.
- Maintained & decorated to high standard.
- Gas central heating. Double Glazing. Many attractive features.



OFFERS OVER  
**£69,000**

# Property Description

This is a highly impressive unique bright and airy GROUND FLOOR APARTMENT with own door, providing excellent deceptively spacious accommodation. The stylish home forms part of a divided refurbished building, which is ideally situated central to all amenities including Shops, Supermarkets, Parkland, Beach, Harbour while the bus and train stations are within easy reach providing excellent transport links. The property has been maintained and decorated to an extremely high standard by the present owners with many additional attractive features, including natural wood interior doors and finishings, a stunning well appointed Kitchen and the beautiful Bathroom. There are the benefits of Gas Central Heating & Double Glazed Windows. Viewing this home is highly recommended.

## ACCOMMODATION:

Vestibule, Lounge, Kitchen, Inner Hallway, 2 Bedrooms & Bathroom.

## VESTIBULE:

Enter through substantial front entrance door leading into this spacious and welcoming Vestibule. Wood flooring. Cloakpegs.

## LOUNGE:

Approx. 11' 9" x 11' 1". This is a beautifully presented, neutrally decorated lounge which benefits from natural light from two windows. Open to the kitchen.

## KITCHEN:

Approx. 8' 5" x 7' 9". A feature of this home is the superb well appointed Kitchen which has been fitted with base and wall mounted units in a wood grain effect finish. Ample worktop surfaces in a Granite effect finish. Stainless steel sink top with mixer tap. Incorporating Gas Hob, new Electric Oven & extractor over. Attractive contrasting wall tiles. Plumbed for automatic washing machine and space for a fridge and freezer. Window.

## BEDROOM 1:

Approx. 11' 10" x 8' 9". An attractive double bedroom which has a window with an outlook towards the side of the property. Fitted wardrobe with mirrored sliding doors.

## INNER HALL:

A useful storage cupboard with coat hooks.

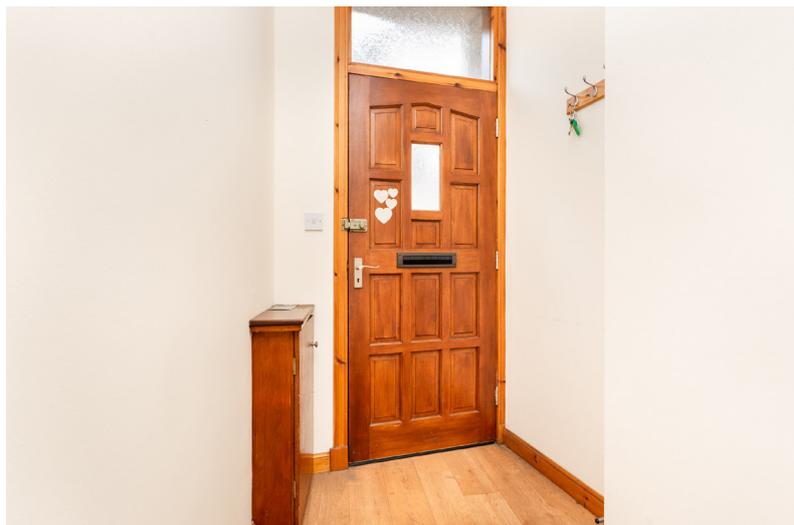
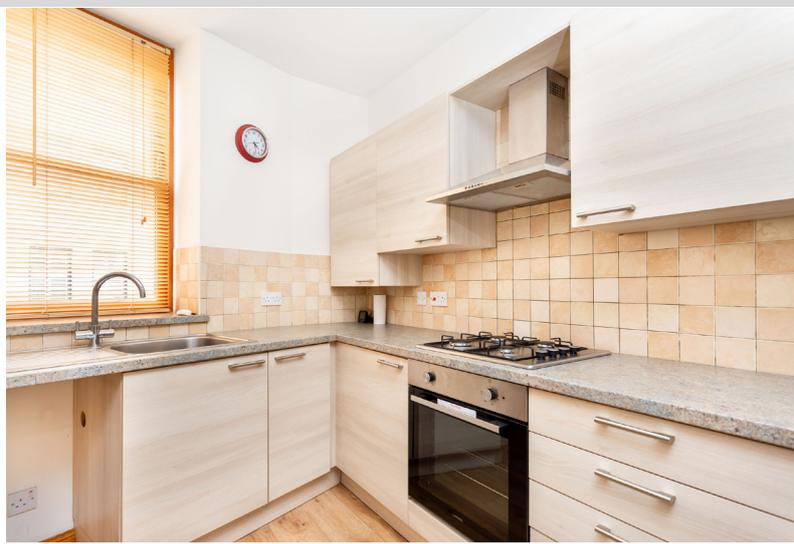
## BEDROOM 2:

Approx. 8' 3" x 7' 5". Another good sized double bedroom which has an outlook over the side of the property. Fitted wardrobe with mirrored doors.

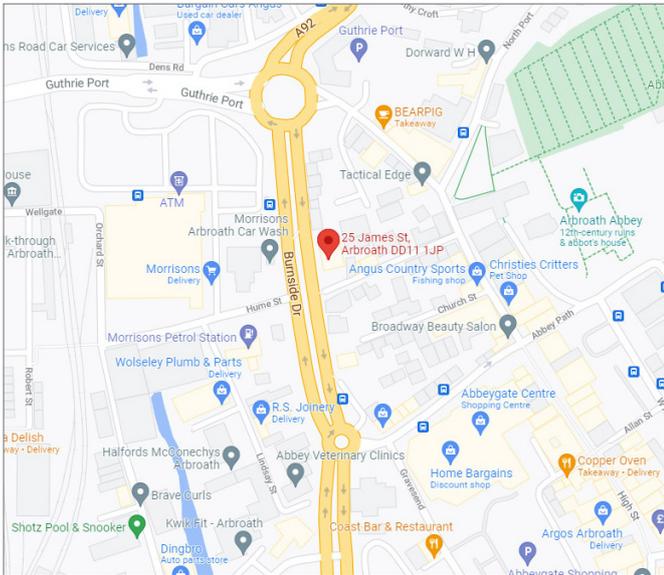
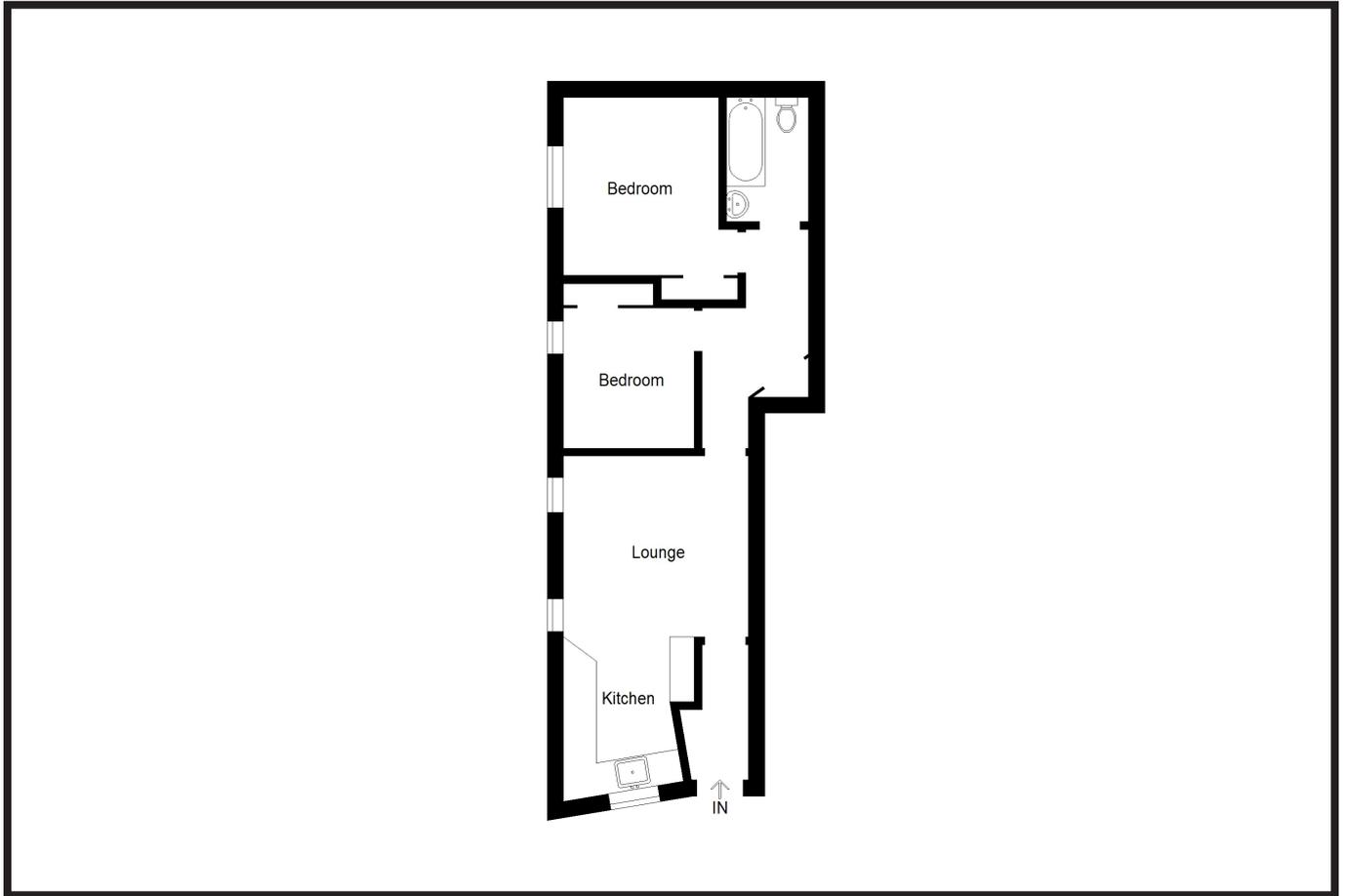
## BATHROOM:

Approx. 8' 3" x 5' 2". A newly installed, lovely, bright, spacious Bathroom with three piece white suite incorporating w.c., wash hand basin and bath. Shower unit over the bath with screen. Contrasting tiling complements the suite. Bathroom accessories. Downlights.





# 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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