



**36A SIDNEY STREET, ARBROATH,
DD11 1HW**

FIRST FLOOR FLAT



Key Features

- Spacious first floor flat.
- Within a popular residential area.
- Mutual Drying Green
- Electric heating and double glazing.



OFFERS OVER
£49,000

Property Description

This most impressive, bright and airy FIRST FLOOR APARTMENT is ideally situated within a central residential area, close to all amenities, and services including shops, sports centre, and railway station and provides generously proportioned accommodation on one level. The property has been well maintained and enjoys the benefit of electric heating, double glazing and ample storage. Outside is access to a well maintained mutual garden area. Viewing is essential to appreciate this property which would make an ideal first time buy or buy-to-let investment.

ACCOMMODATION:

Lounge, Kitchen, 1 Bedroom & Shower Room

HALLWAY:

Entry is into a spacious hallway which has a shelved airing cupboard housing the hot water tank, and a second shelved storage cupboard housing the electric meter. Cornicing, a ceiling rose and an electric heater.

LOUNGE:

Approx. 12'4 x 13'. A bright spacious front facing lounge with a feature cast iron fireplace with tiled inlay, hearth and wooden surround. There is a shelved alcove with under storage, ornate cornicing and ceiling rose, TV and telephone points and an electric heater.

KITCHEN:

Approx. 6'10 x 11'10. Front facing kitchen fitted to base and wall units with coordinating work surfaces incorporating a stainless steel sink with mixer tap, There is a stainless steel oven, ceramic hob and plumbed space for an automatic washing machine, and ample room for further appliances.



BEDROOM 1:

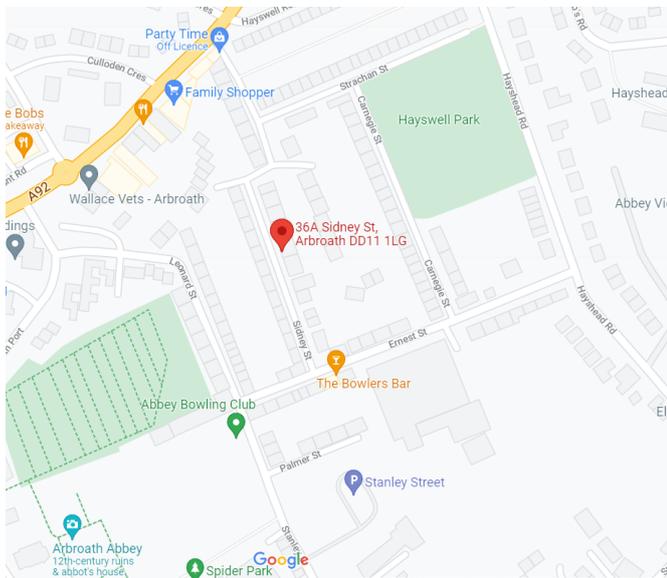
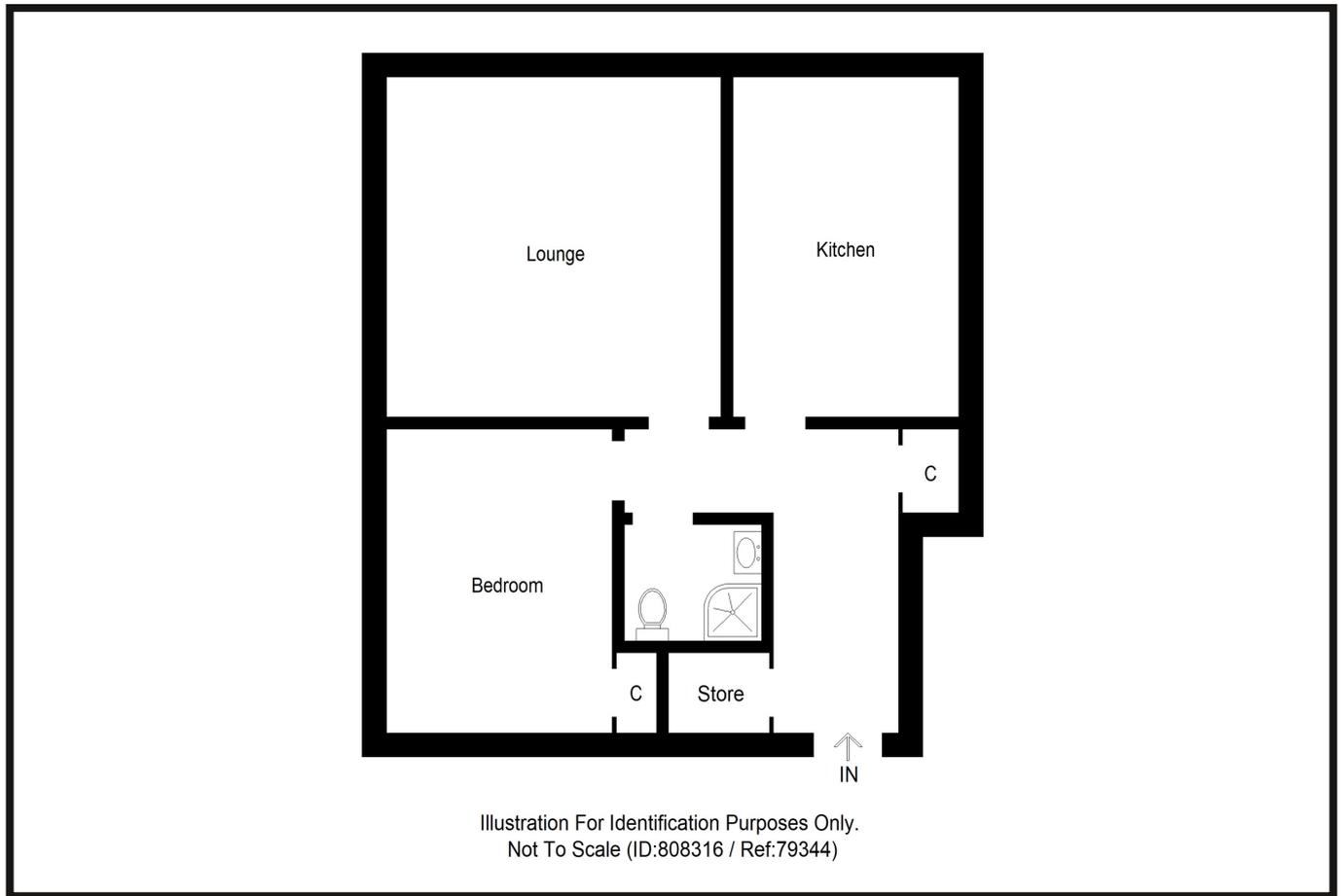
Approx. 8'7 x 14'3. A bright spacious double bedroom with Parquet flooring and a double shelved and hanging wardrobe. Cornicing, dado rail and a telephone point.

SHOWER ROOM:

Approx. 5' 2 x 7'. A well presented shower room with a 2 piece white suite with a separate shower cubicle housing an electric shower. There are bathroom fitments, a mirror, Expelair, and a heated towel rail.



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

Connect with us

