



**6 FISHERACRE, ARBROATH, DD11 1LF**

**GROUND FLOOR FLAT**



### Key Features

- Ideal central location
- Recently upgraded to a high standard
- Immaculately presented
- Gas central heating and double glazing
- Private & mutual gardens



2 1 1

OFFERS OVER  
**£77,000**

# Property Description

This most impressive, bright and airy GROUND FLOOR APARTMENT is ideally situated within a most desirable 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 recently been upgraded to a very high standard and has the benefit of new luxurious kitchen and shower rooms as well as internal doors, lighting and flooring with a recently installed gas central heating system. Outside is a private garden area to the front laid out neatly with coloured stones and Astro turf, a mutual drying green and private wooden shed. Viewing this excellent home, which would be suitable for a first time buyer, or as a buy-to-let is highly recommended.

## ACCOMMODATION:

Lounge, Kitchen, 2 Bedroom & Shower Room

## ENTRANCE VESTIBULE:

A welcoming entrance vestibule with a large storage cupboard, laminate flooring, and a glass panel door leading into the hallway.

**HALLWAY:** Shelved storage cupboard, spotlights to the ceiling, laminate flooring and a radiator.

## LOUNGE:

Approx. 13'2 x 16'2. A very well presented spacious lounge with front facing window. There is a feature fireplace with cast iron inlay, tiled hearth and ornate wooden surround incorporating a large mirror. There is a display alcove with under storage, TV and Telephone points and a radiator.

## KITCHEN:

Approx. 12' x 6'9. Front facing kitchen fitted to modern base and wall units with coordinating work surfaces with pop-up electrical sockets, incorporating a 1 1/2 stainless steel sink with mixer tap. There is a stainless steel electric oven, hob with extractor hood above, plumbed space for an automatic washing machine, and space for a fridge/freezer. There is a cupboard housing the gas central heating boiler, a shelved storage cupboard and a radiator.



**BEDROOM 1:**

Approx. 12'3 x 13'6. A rear facing spacious double bedroom with a shallow shelved storage cupboard, laminate flooring, spotlights to the ceiling, and a radiator.

**BEDROOM 2:**

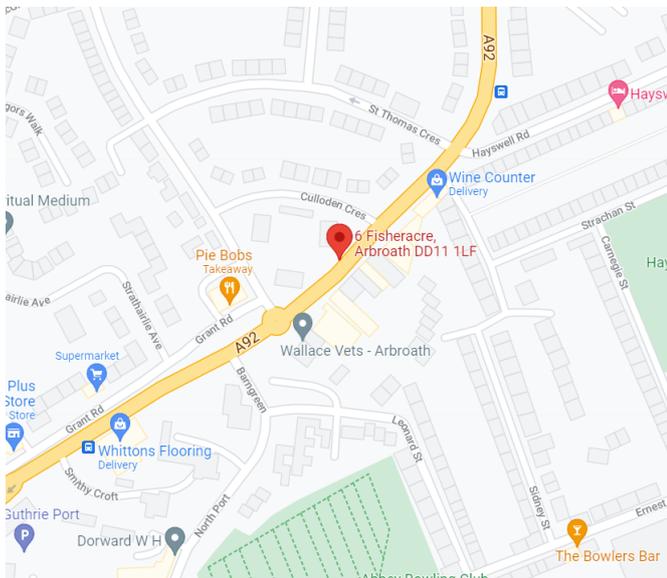
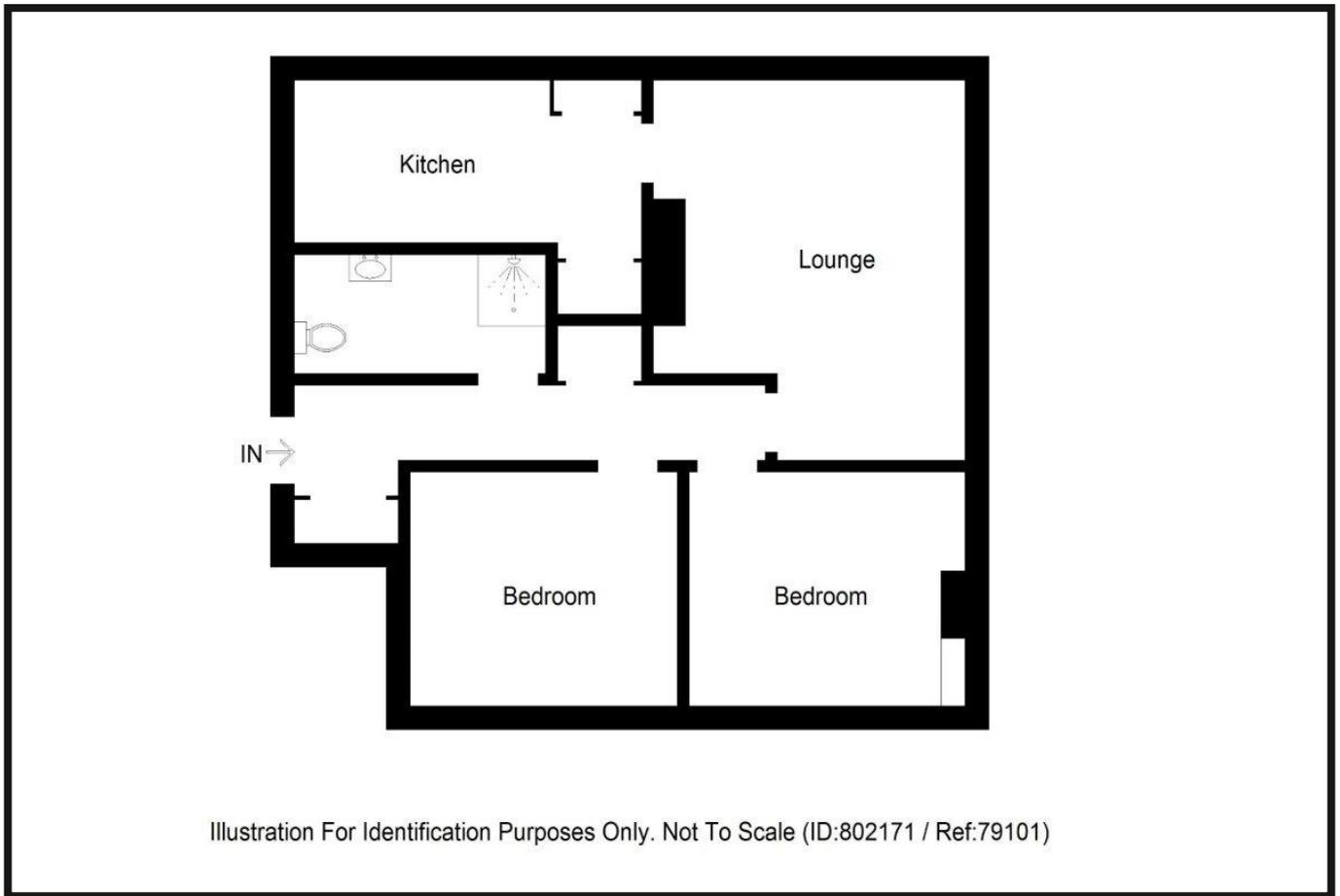
Approx. 9' x 13'5. A bright spacious, well presented bedroom with a rear facing window, laminate flooring and a radiator.

**SHOWER ROOM:**

Approx. 4'6 x 7'9. A side facing shower room finished with modern wet wall with a 2 piece white suite with a separate glass shower enclosure housing a modern power shower with hand held and deluge attachments. Parador ceiling with spotlights, bathroom fitsments, 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.

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