



4A QUEEN STREET, ARBROATH, DD11 2BJ

FIRST FLOOR FLAT



## Key Features

- Spacious first floor flat. • For sale with all Furnishings & Appliances included.
- Mutual Garden • Gas Central Heating and Double Glazing.



OFFERS OVER  
**£55,000**

# Property Description

This most impressive, bright and airy FIRST 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 been well maintained and will include all furnishings and appliances as well as enjoying the benefit of gas central heating and double glazing. To the rear is a shared drying area. 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, 1 Bedroom & Bathroom

## **ENTRANCE VESTIBULE:**

A Welcoming hallway with a large shelved and hanging storage cupboard, and a radiator.

## **LOUNGE:**

Approx. 11'4 x 15'. A very well presented spacious lounge with front facing window, a shelved alcove with light and under storage cupboard housing the gas meter, wall and ceiling light, TV and telephone points, picture rail and radiator.

## **KITCHEN:**

Approx. 7'9 x 12'5. Front facing kitchen fitted to base and wall units with coordinating work surfaces incorporating a stainless steel sink with mixer tap. There is an electric oven, gas hob with extractor hood above, plumbed space for an automatic washing machine, and space for a fridge/freezer (included). Spotlights to the ceiling, an Expelair and a radiator.

## **BEDROOM:**

Approx. 11'5 x 12'5. A rear facing double bedroom with a shallow shelved storage cupboard, spotlights to the ceiling, and a radiator.

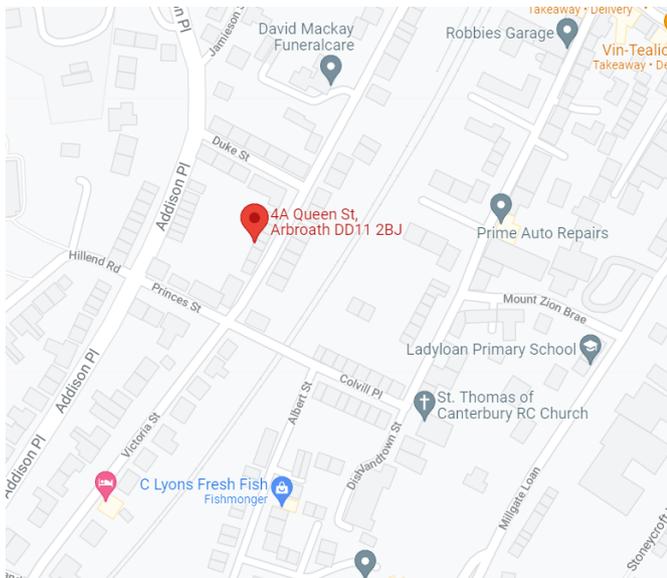
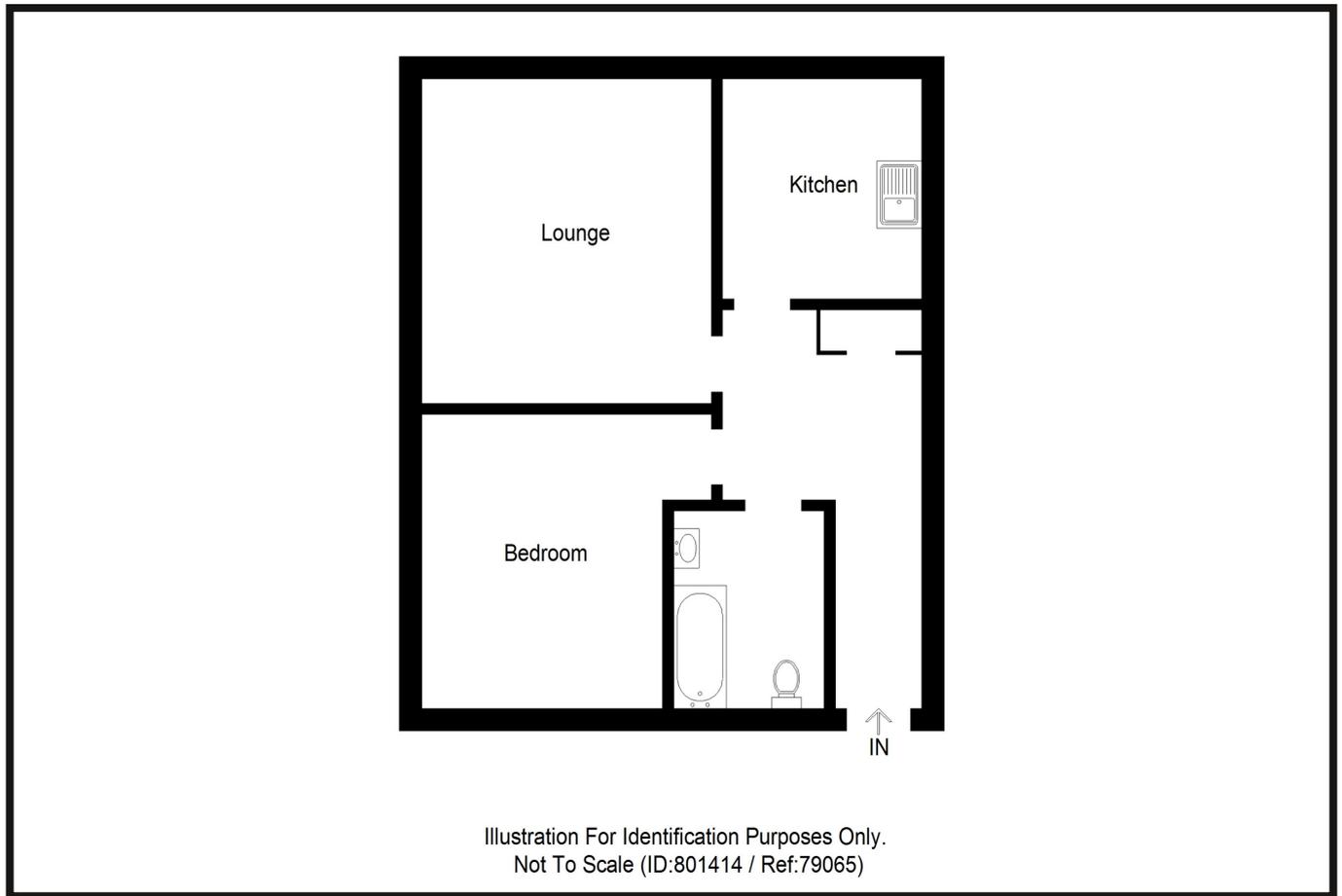
## **BATHROOM:**

Approx. 4'6 x 7'9. A rear facing bathroom with a 3 piece white suite with an over the bath Mira shower, bathroom fitments, Expelair and a radiator.





# 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**  
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