Connelly & Yeoman

Solicitors Estate Agents

25 DISHLANDTOWN STREET, ARBROATH, DD11 1QY

GROUND FLOOR FLAT

Key Features

• Ground floor flat. • Conveniently located to local amenities.
• Mutual drying area and bin store • Gas Central Heating and Double Glazing.

C

1 1 1

OFFERS AROUND

£42,000

ARBROATH TEL: (01241) 434200 | CARNOUSTIE TEL: (01241) 859500 | WWW.CONNELLYYEOMAN.COM | EMAIL: PROPERTY@CONNELLYYEOMAN.COM

Property **Description**

This GROUND FLOOR FLAT forms part of a small block of apartments, situated within a prime residential area, close to all amenities, including Schools, Shops, Train Station and Bus Station. The property enjoys the benefits of gas central heating and double glazed windows. The property would benefit from a degree of upgrading but would be a great investment opportunity or a First Time Buy. To the front there is an enclosed area of garden. To the rear is a shared drying area and bin store. Viewing this home internally is recommended to fully appreciate.

ACCOMMODATION:
Lounge, Kitchen, 1 Bedroom & Bathroom

HALLWAY:
Enter through a substantial entrance door. Useful large storage cupboard.

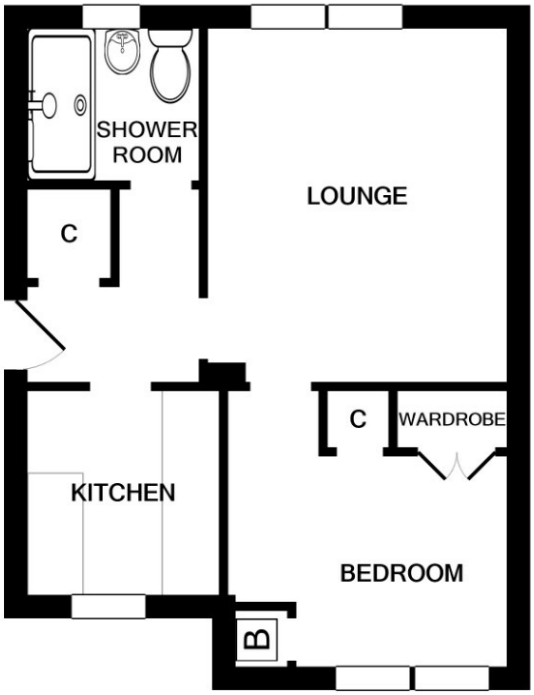
LOUNGE:
Approx. 13' 6" x 11' 4" This is a bright, good sized lounge which has a large front facing window.

KITCHEN:
Approx. 6' 8" x 6' 4". The kitchen is fitted with both base and wall mounted units with ample worktop surfaces and sink. Window.

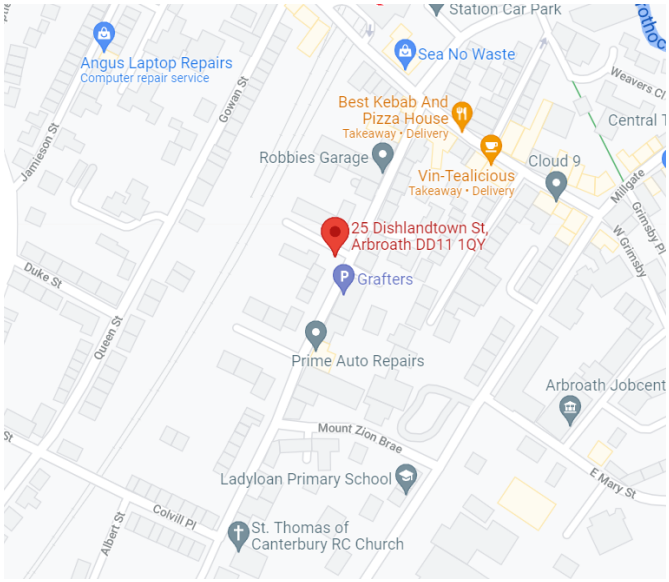
BEDROOM 1:
Approx. 10' 9" x 10' 1". This is a generously proportioned double bedroom with a window overlooking the rear of the property.

BATHROOM:
Approx. 6' 9" x 5' 5". A good sized room fitted with wet wall and partially tiled. Window.

Property Professionals



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measuremen of doors, windows, rooms and any other items are approximate and no responsibility is taken for any erro omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarant as to their operability or efficiency can be given
Made with Metropix ©2021



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

ARBROATH OFFICE: 78 HIGH STREET, DD11 1HL, DX530458, FAX: 01241 434100 | CARNOUSTIE OFFICE: 31 HIGH STREET, DD7 6AG, FAX: 01241 859347