



26a EAST ABBEY STREET, ARBROATH, DD11 1EN

FIRST FLOOR APARTMENT



Key Features

- Spacious first floor apartment.
- Within an ideal central location.
- Gas Central Heating and Double Glazing.
- Allocated residents parking space
- Mutual residents drying area.



2 1 2

OFFERS OVER
£120,000

Property Description

This most impressive, bright and airy FIRST FLOOR APARTMENT is ideally situated within a great central location close to all amenities and services including local and national shops, sports centre, and railway station and provides generously proportioned accommodation on one level. The property has been well maintained and is decorated in modern neutral tones and has the benefit of gas central heating, double glazing and ample storage. Outside a residents courtyard provides an allocated parking space and there is also access to a mutual residents drying area. Viewing is highly recommended to appreciate this modern apartment which would make an ideal first time buy or buy-to-let investment.

ACCOMMODATION:

Lounge, Kitchen, 2 Bedrooms (master en-suite) & Bathroom

HALLWAY:

Entry is via a security entry system, here there is a shelved cloaks cupboard, with light, housing the gas central heating boiler, wood effect laminate flooring, and a radiator.

LOUNGE:

Approx. 11'9 x 15'3. An impressive bright spacious lounge with two front facing windows offering an abundance of light. There is wood effect laminate flooring, TV and telephone points, ceiling spotlights and a radiator.

KITCHEN:

Approx. 7'1 x 11'. 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 stainless steel splash back and extractor hood above, plumbed space for an automatic washing machine, and an integrated fridge freezer. There is room for dining, tiled floor, ceiling spotlights and a radiator.



BEDROOM 1:

Approx. 11' x 10'9". An impressive master bedroom with ample room for furnishings with a double shelved and hanging wardrobe with sliding mirror doors, laminate flooring, TV and telephone points, and a radiator.

EN-SUITE:

3'9 x 7'9". Rear facing en-suite with a 2 piece white suite with a separate shower cubicle housing a power shower with modern wet wall. There is modern tiling to dado height, tiled floor, an Expelair, bathroom fitments and a heated towel rail.

BEDROOM 2:

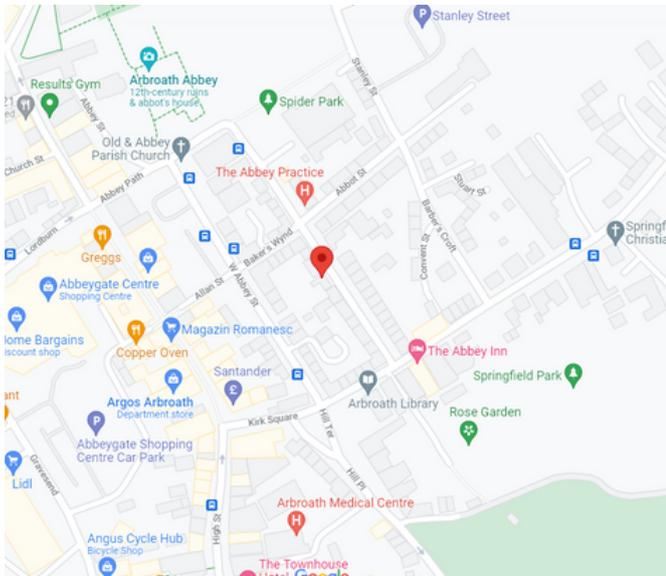
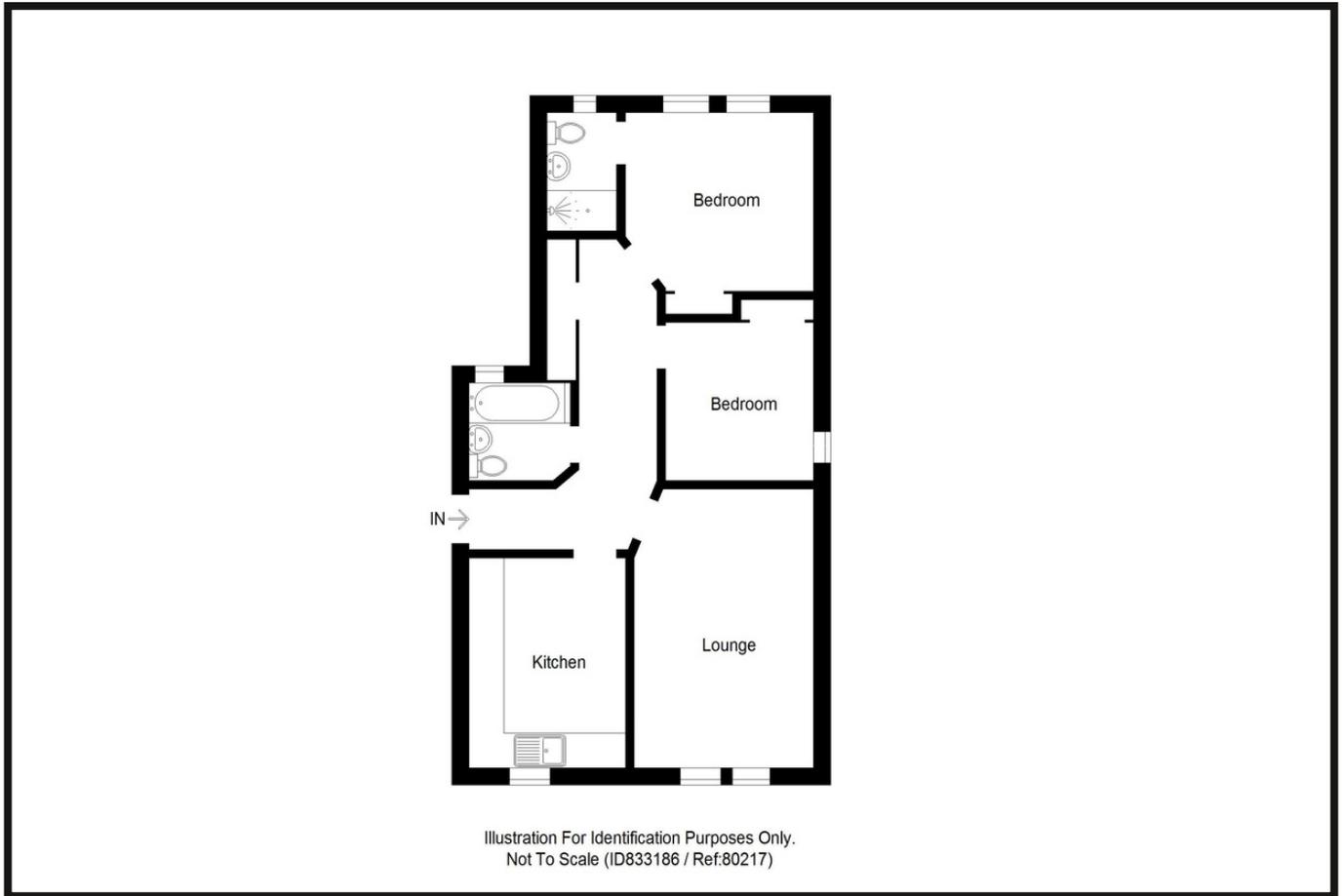
Approx. 10' x 9'6". A bright spacious double bedroom with a double shelved and hanging wardrobe with sliding mirror doors, TV and telephone points and a radiator.

BATHROOM:

Approx. 5'6 x 7'1". A rear facing bathroom fitted with a 3 piece bathroom suite with tiling to dado height and floor, an Expelair, and 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

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