



**5 CORRIES COURT, LARGO STREET,  
ARBROATH, DD11 5ET**

**TOP FLOOR FLAT**



## Key Features

- Spacious top floor flat. • Within a block of similar properties.
- Electric Heating and Double Glazing. • Ideal Buy-to-let or First-time-buy



OFFERS OVER  
**£50,000**

# Property Description

This spacious TOP FLOOR FLOOR is ideally situated within a block of similar style properties and is located close to all amenities, and services including local shops, bus route and schools and provides generously proportioned accommodation on one level. The property has the benefit of electric heating, double glazing and ample storage. Outside there is access a 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, 2 Bedrooms & Bathroom

## **HALLWAY:**

There is a shelved airing cupboard housing the water tank, and an electric heater.

## **LOUNGE:**

Approx. 11'8 x 15'. A bright spacious lounge with ample space for furnishings, with TV point and electric heater.

## **KITCHEN:**

Approx. 8'10 x 9'10. Rear facing kitchen fitted with base and wall units with coordinating work surfaces incorporating a stainless steel sink with mixer tap. There is an electric oven and hob, plumbed space for an automatic washing machine and space for a fridge freezer.



**BEDROOM 1:**

Approx. 10'4 x 9'2. A spacious rear facing bedroom with ample room for furnishings.

**BEDROOM 2:**

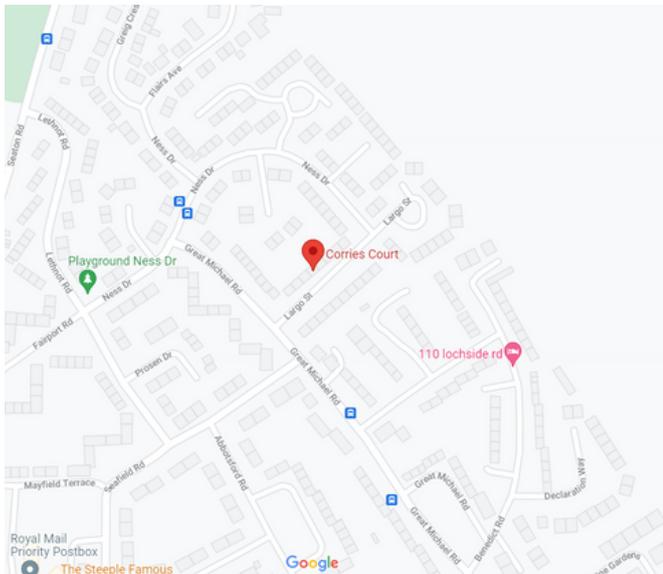
Approx. 9'5 x 8'7. A rear facing double bedroom with panel heater.

**BATHROOM:**

Approx. 6'6 x 8'5. Fitted with a three piece coloured bathroom suite with an over the bath electric shower with wet wall to the bath and wash hand basin areas. There is a front facing window.



# 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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