



43a CAIRNIE STREET, ARBROATH, DD11 3BL

GROUND FLOOR FLAT



Key Features

- Impressive Ground Floor Flat. • Within a central residential location.
- Exclusive Gardens to front and rear. • Gas Central Heating and Double Glazing.



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OFFERS OVER

£90,000

Property Description

This is an immaculately presented, most impressive GROUND FLOOR APARTMENT which forms part of a stone built building, providing deceptively spacious accommodation on one level. The property has been beautifully decorated by the current owner with a combination of traditional and contemporary designs. There are many additional attractive features including original ornate cornicing and a stylish, large bathroom. The property enjoys the benefits of a Gas Central Heating system, which has been annually maintained & Double Glazed Windows and Exterior Doors. To the front of the property is an exclusive area of garden which is a natural sun trap and to the rear there is a further exclusive walled garden which is laid out in paving with an access gate for taking bins out. Viewing this home internally and externally is a must to fully appreciate the versatile space and quality of finishes which are on offer.

ACCOMMODATION:

Entrance Hallway, Inner hallway, Lounge, Utility Cupboard, Kitchen, 2 Bedrooms, Bathroom.

ENTRANCE & INNER HALLWAY:

Enter through a substantial hard wood front door into the spacious welcoming communal hallway which has been tastefully decorated and carpeted. Stunning ornate cornicing. Access to the inner shed. Door leads out to the garden. Upon entering the property through a white double glazed door, the hallway has Karn Dean flooring, fresh decor and there is a large storage cupboard.

LOUNGE/BEDROOM 1:

Approx. 13' 2" x 13'. This is a beautifully presented bright, airy, spacious room which has an intricate corniced ceiling. Currently being used as a lounge but could be used as the main bedroom. Display alcove with storage below. A large picture window overlooks the front. Wood effect flooring.

KITCHEN:

Approx. 10' 11" x 6' 2". A galley style kitchen which is well equipped with wall and base units in a walnut finish and ample work surfaces in a black finish. Plumbed for an automatic washing machine and space for fridge freezer. Gas hob & electric cooker. Black sink and drainer. Black tiled splashback. Tiled effect flooring. Window. Storage cupboard housing the serviced boiler. Door leads out to exclusive garden area.



LOUNGE/DINING ROOM:

Approx. 11'1" x 10'8". Lovely bright room with contemporary decor. Wood effect flooring. Currently being used as a Dining Room but a versatile space. Corniced ceiling. Window, with storage below, overlooks the rear garden.

UTILITY CUPBOARD:

Approx. 5'6" x 4'4". Useful area which has an abundance of shelved storage, kitchen unit and work surface. Space for condenser tumble dryer.

BEDROOM 2:

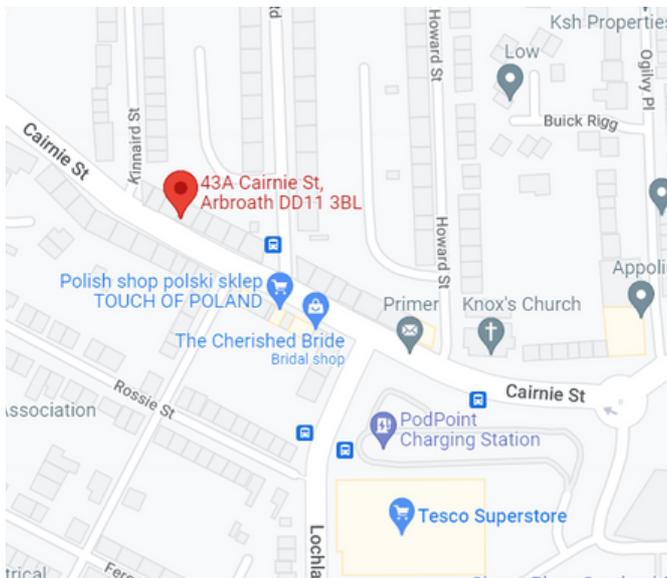
Approx. 12' 6" x 7' 3". This is a most attractive generously proportioned double bedroom which has been decorated to a high standard. A window overlooks the front of the property. Corniced ceiling. Built in wardrobes with mirrored sliding doors and further storage above, again with mirrored sliding doors. Karn Dean flooring.

BATHROOM:

Approx. 10' x 6'. An immaculately presented, spacious bathroom fitted with 3 piece white suite. White high gloss vanity unit below wash hand basin and shower over bath with glass screen. Partially tiled. Large display window sills. Tall wall mounted chrome towel radiator. Karn Dean flooring.



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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