



**50 BENEDICT ROAD, ARBROATH, DD11 5HE**

**FIRST FLOOR FLAT**



### Key Features

- Bright spacious first floor flat.
- Within a popular residential area close to many local amenities.
- Gas Central Heating and Double Glazing.
- Private garden with lawn, drying area, seating area & outhouse.



2 1 1

OFFERS OVER  
**£80,000**

# Property Description

This most impressive, bright and airy FIRST FLOOR APARTMENT is ideally situated within a desirable residential area, close to all amenities, and services including local shops, schools and provides generously proportioned accommodation on one level. The property has been well maintained and enjoys the benefit of gas central heating, double glazing and ample storage. Outside is access to a private garden neatly laid out with a lawn, seating area, stone chipped drying area and a private brick outhouse. 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

## **ENTRANCE VESTIBULE:**

Entry is at ground floor level with an under stairs storage cupboard, and a second cupboard housing the gas central heating boiler. From here a bright sunny stairway, with front facing window, leads to the upper floor.

## **UPPER HALLWAY:**

A walk-in storage cupboard, an access hatch leading into a partly floored loft and a radiator.

## **LOUNGE:**

Approx. 11'9 x 15'. A bright spacious front facing lounge with ample room for furnishings. There are wall lights, a TV point, wood effect laminate flooring and a radiator.

## **KITCHEN:**

Approx. 13'4 x 8'6. A feature of this home is this impressive modern kitchen which is fitted with base and wall units with coordinating work surfaces incorporating a stainless steel sink with mixer tap, under unit lighting and splash back tiling. There is a stainless steel electric oven with hob and extractor hood above, plumbed space for an automatic washing machine, and space for a fridge freezer. There is ample room for a dining table and chairs, and a radiator.



**BEDROOM 1:**

Approx. 14'5 x 11'3. A bright spacious front facing double bedroom with two windows, telephone point, wood effect flooring and a radiator.

**BEDROOM 2:**

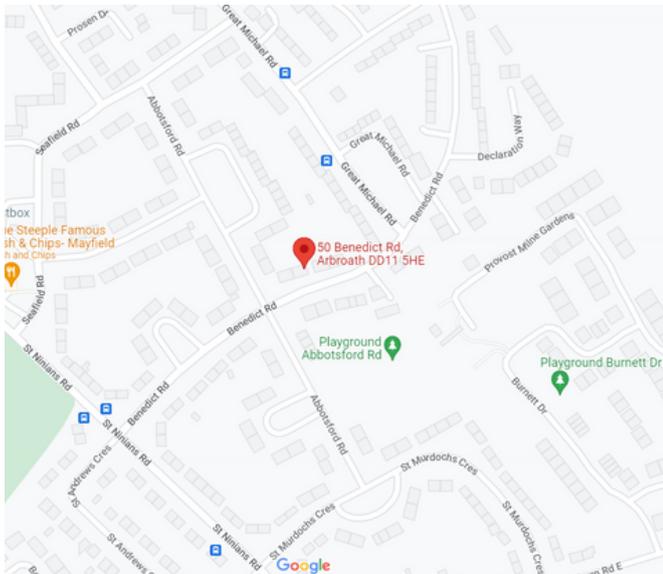
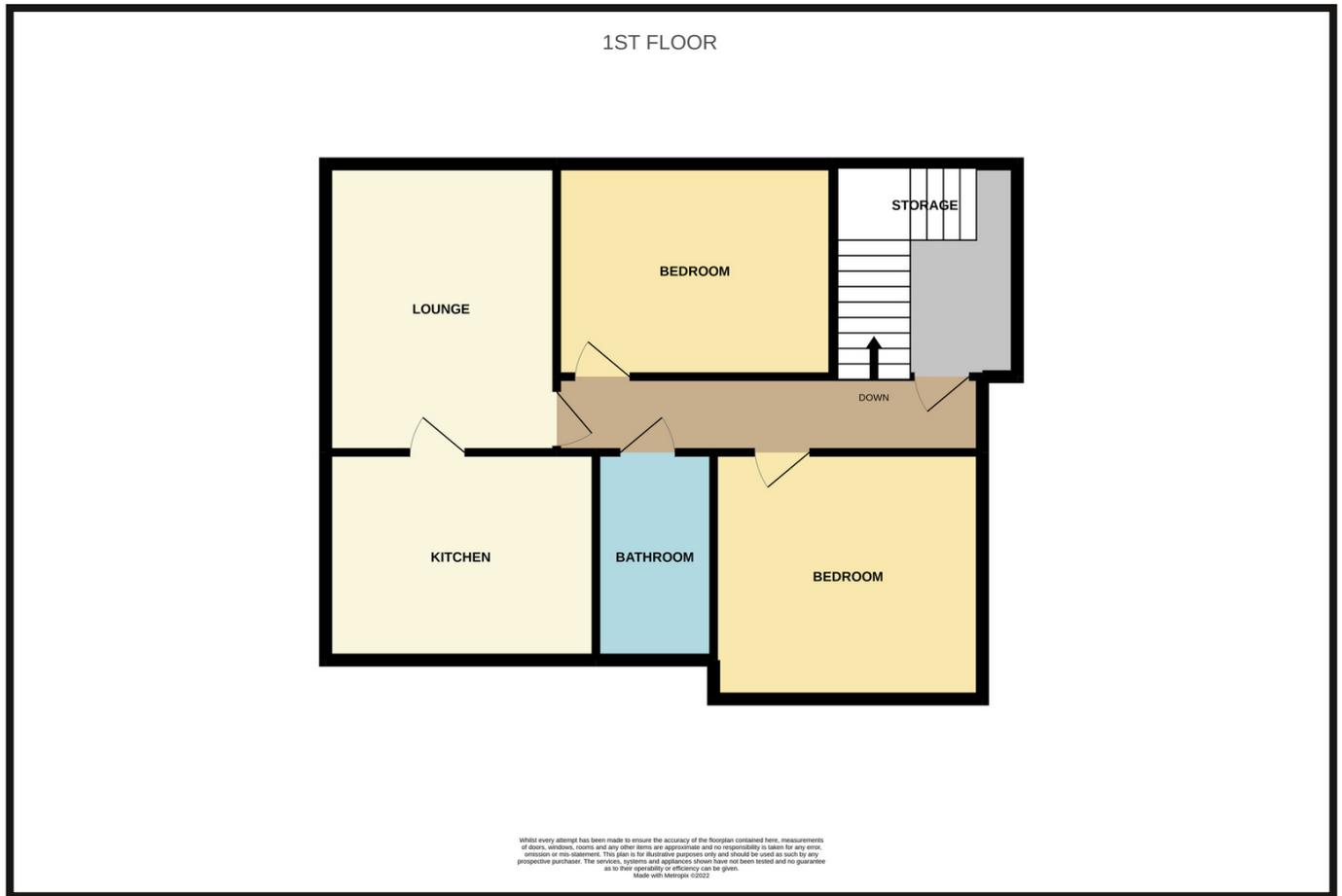
Approx. 12'5 x 10'4. A Rear facing double bedroom with ample room for furnishings, laminate flooring, TV point and a radiator.

**BATHROOM:**

Approx. 6'3 x 9'. Rear facing tiled bathroom with a 3 piece white suite and a separate shower cubicle housing an electric shower, Parador ceiling with spotlights, tiled flooring, bathroom fitments 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.

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