



17 ALMERIE CLOSE, ARBROATH, DD11 1LL

FIRST FLOOR FLAT



Key Features

- Spacious first floor flat. • Within a popular residential area
- Electric Heating and Double Glazing. • Mutual Drying Green and Private Parking Space



OFFERS OVER
£80,000

Property Description

This very attractive bright and airy FIRST FLOOR APARTMENT forms part of a block of flats which is situated in a popular development and provides excellent generously proportioned accommodation on one level. The property has been exceptionally well maintained and is in excellent decorative order throughout benefiting from a recently installed Electric Heating system, fresh decoration, new flooring, upgraded kitchen and bathroom and a Security Entrance System, Double Glazed Windows and private parking space. A drying area and further residents/guests car parking facilities are to the rear. This is an superb property which would make a great First Time Buy or Buy to Let Investment

ACCOMMODATION:

Vestibule, Hallway, Lounge, Kitchen, 3 Bedrooms, Bathroom.

VESTIBULE:

Enter through substantial front entrance door into the Vestibule. Cupboard.

ENTRANCE HALLWAY:

A door leads into the spacious, welcoming hallway. Useful store cupboard. Stunning new flooring in a high gloss wood grain finish.

LOUNGE:

Approx. 12' 6" x 12' 1". This is a particularly charming room which has a large picture window with a pleasing outlook to the front over the town. Neutral décor and fresh carpet.

KITCHEN:

Approx. 9' x 8' 1". Fitted with base and wall mounted units in a contemporary slate grey. Ample new worktop surfaces in white. New stainless steel sink top with mixer tap. Plumbed for automatic washing machine and space for fridge freezer. Recently installed Electric Cooker with Extractor Hood. Tiled splashback. overlooking the rear of the property.



BEDROOM 1:

Approx. 10' 2" x 9' 7". A delightful generously proportioned double bedroom which has a pleasant outlook over the front of the property. Double built in wardrobe with sliding mirror fronted doors.

BEDROOM 2:

Approx. 10' 4" x 7' 4". A well presented bedroom which overlooks the rear. Built in wardrobe with sliding mirror fronted doors.

BEDROOM 3:

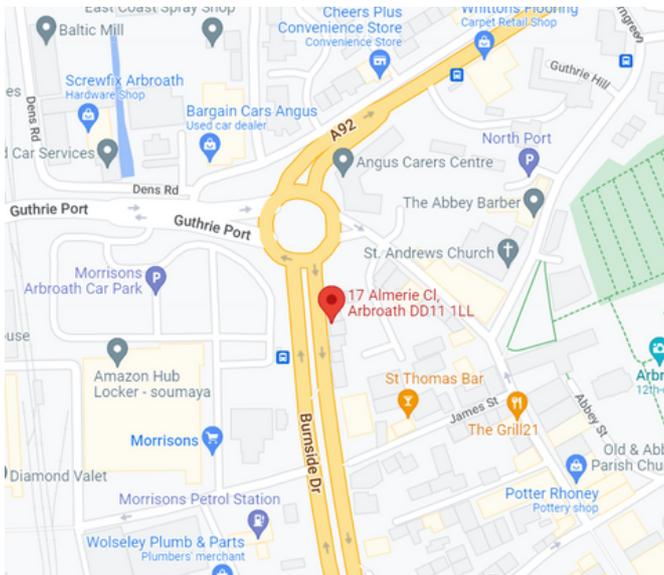
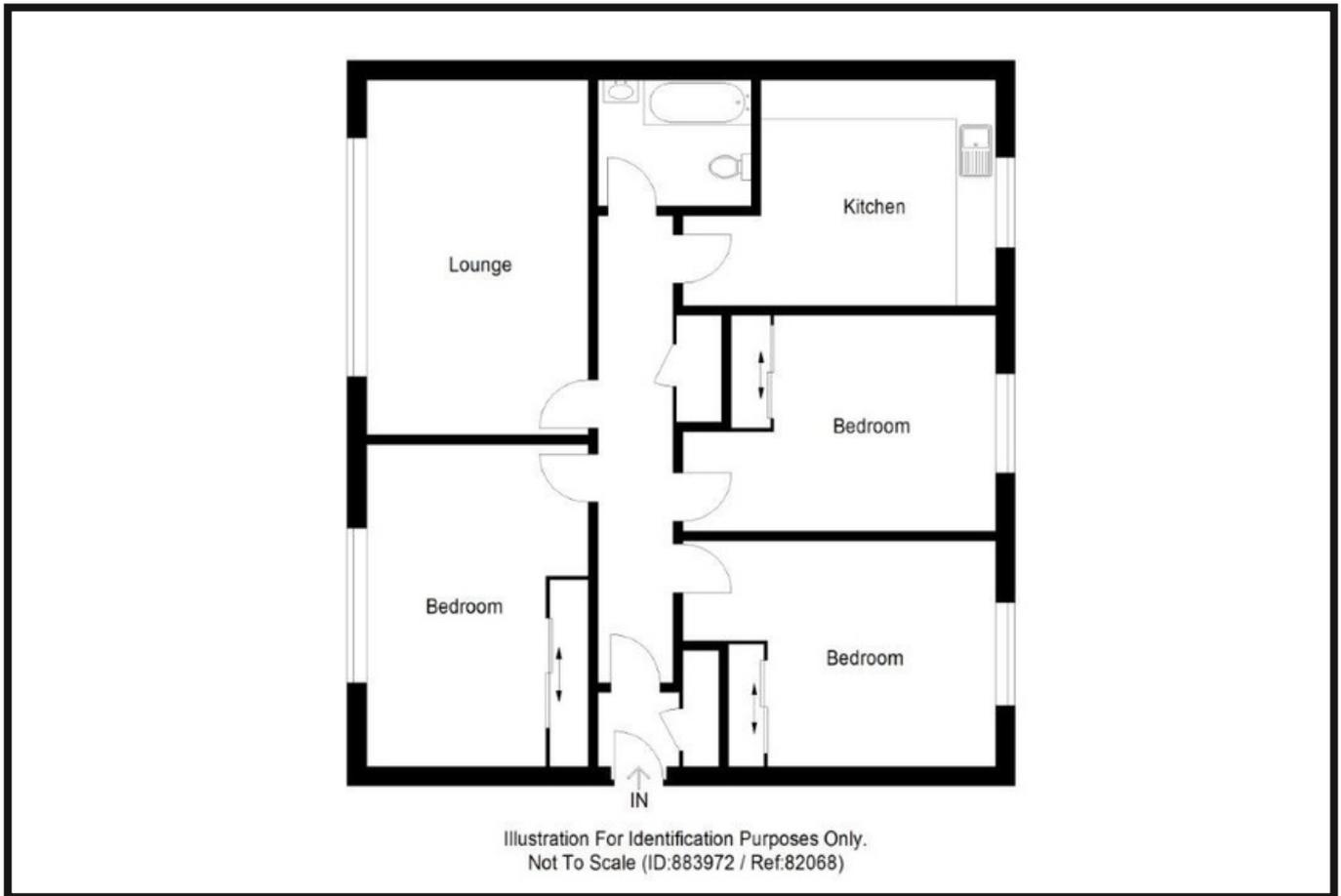
Approx. 9' x 6' 6" An attractive bedroom which has fresh decoration and overlooks the rear of the property. Built in wardrobe with sliding mirror fronted doors.

BATHROOM:

Approx. 7' 11" x 4' 11". A modern, new installed bathroom with three piece white suite. Panelled ceiling with downlights. Fully tiled



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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