



68 CAIRNIE STREET, ARBROATH, DD11 3BL

FIRST FLOOR MAISONETTE



Key Features

- Bright spacious first floor maisonette • Within an excellent location.
- Electric Heating and Double Glazing. • Mutual rear garden.



OFFERS OVER
£85,000

Property Description

This most impressive, bright and airy FIRST FLOOR MAISONETTE is ideally situated within a most desirable residential area, close to all amenities, and services including shops, sports centre, and railway station and provides generously proportioned accommodation. The property has been well maintained and enjoys the benefit of storage heating, double glazing and ample storage. Outside is access to a mutual garden with drying areas. Viewing is essential to appreciate this property which would make an ideal first time buy or buy-to-let investment.

ACCOMMODATION:

Lounge with Dining Area, Dining Kitchen, 2 Bedrooms & Bathroom



ENTRANCE HALLWAY:

Entry is via a double glazed door into a generous size hallway with stairway leading to the upper floor. There is a shelved alcove, under stairs area and a storage heater.

LOUNGE:

Approx. 22'7 x 14'7. A bright spacious lounge with ample room for a dining dining area, with two front facing windows, a shelved alcove, TV & telephone point and a storage heater.

KITCHEN:

Approx. 12'4 x 14'5. Rear facing dining kitchen fitted with base and wall units with coordinating work surfaces incorporating a stainless steel sink with mixer tap. There is an electric cooker, plumbed space for an automatic washing machine, space for a tumble dryer, and fridge freezer. Storage heater.



UPPER HALLWAY:

A large walk-in storage cupboard housing the water tank, and access into the loft.

BEDROOM 1:

Approx. 10' x 13'2. A spacious double bedroom with rear facing window, and a panel heater.

BEDROOM 2:

Approx. 11'9 x 15'9. A bright spacious bedroom with a shelved and hanging wardrobe and a free standing wardrobe, and panel heater.

BATHROOM:

Approx. 9'3 x 6'6. Rear facing bathroom with a wc, wash hand basin and a double ended bath with shower to tap, and an over the bath electric shower. Finished with modern tiling, bathroom fitments and tiled floor.



Property Professionals

Approximate Gross Internal Area = 76.5 sq m / 823 sq ft

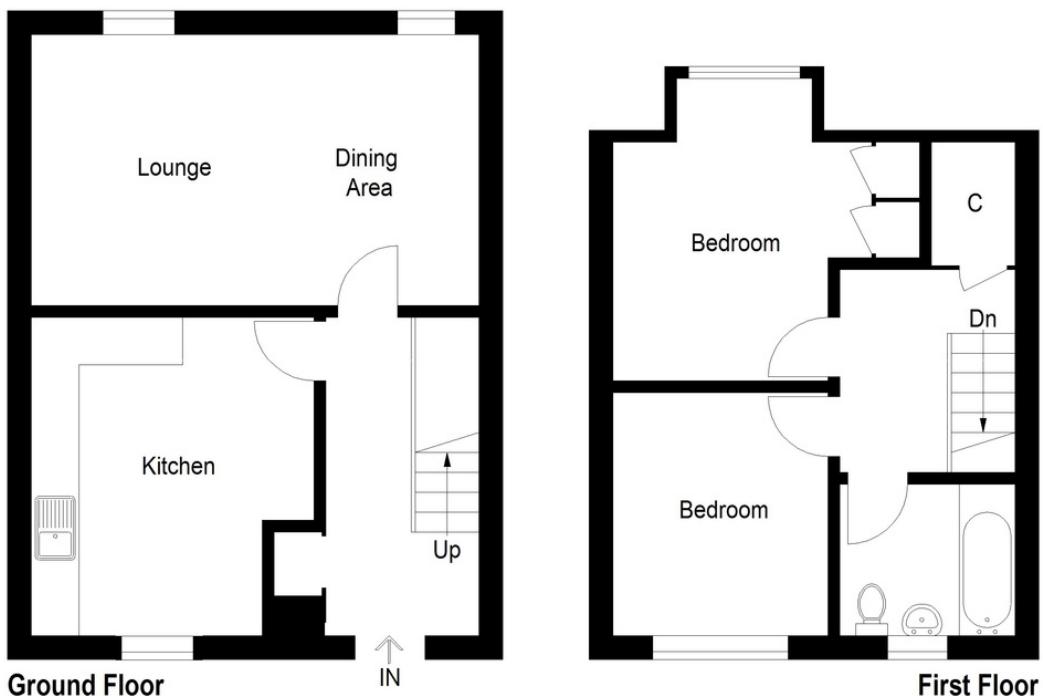
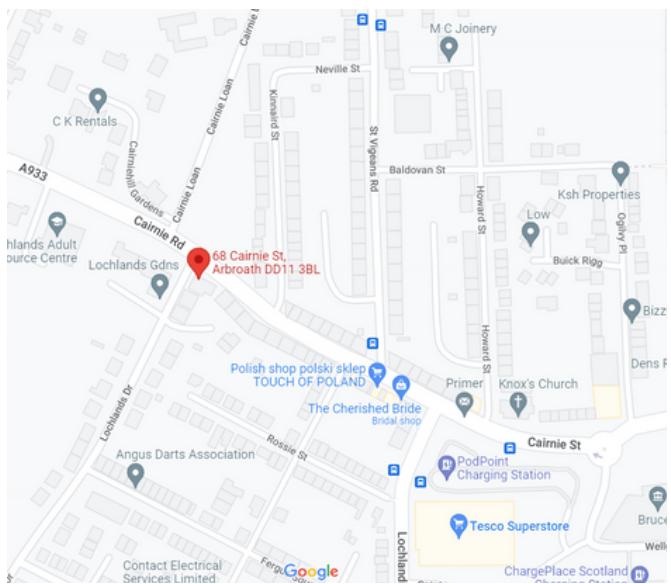


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Connelly Yeoman
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