



**26A ELLIOT STREET, ARBROATH, DD11 3BZ**

**GROUND FLOOR FLAT**



## Key Features

- Traditional ground floor flat • Within a popular residential area.
- Gas central heating and double glazing. • Private patio garden, border & Outhouse with power. • Mutual drying green & Outhouse.



OFFERS OVER  
**£90,000**

# Property Description

This most impressive, bright and airy GROUND FLOOR APARTMENT is ideally situated within a very desirable residential area, close to all amenities, and services including shops, sports centre, and railway station and provides generously proportioned accommodation on one level. The property has been well maintained and enjoys the benefit of gas central heating and double glazing and comprises of a spacious lounge, with ornate cornice and ceiling rose, dining kitchen, 2 bedrooms, and recently upgraded bathroom. Outside is access to a private patio garden, border and outhouse with power. There is also access to the mutual drying green and 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 HALLWAY:

Entry is into the hallway with a cupboard housing the electric meter, and a radiator.

## LOUNGE:

Approx. 12' x 13'. Entry is via a glass panel door into this bright spacious lounge with large front facing window, ornate cornice and ceiling rose, TV and telephone points and a radiator.

## DINING KITCHEN:

Approx. 7'10 x 12'2. Rear facing spacious dining kitchen fitted with base and wall units with coordinating work surfaces incorporating a stainless steel sink with mixer tap. There is an electric oven, gas hob and extractor hood above, plumbed space for an automatic washing machine, and fridge freezer. Radiator.



**BEDROOM 1:**

Approx. 12'4 x 12'. A spacious double bedroom with rear facing window, with storage underneath, cornicing, and a radiator. There is access into a large cupboard with shelved and hanging space, light, radiator and the gas central heating boiler.

**BEDROOM 2:**

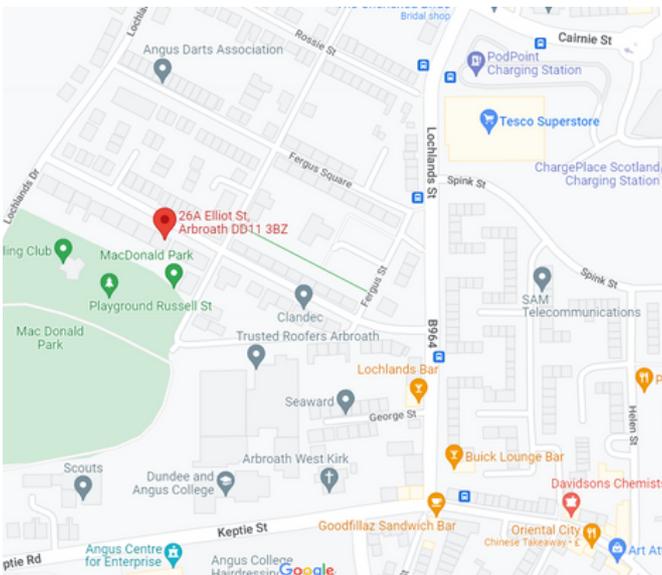
Approx. 6' x 13'. Front facing bedroom with cornicing and a radiator.

**BATHROOM:**

Approx. 6'6 x 5'6. Recently upgraded bathroom with a white wc, wash hand basin and bath with an over the bath electric shower. The bath and shower area has modern wet wall, and the remainder of the bathroom is tiled. There are bathroom fittings 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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