



8 DENLEY GARDENS, ARBROATH, DD11 2EQ

GROUND FLOOR FLAT



Key Features

- Spacious ground floor flat. • Within a quiet and popular residential area.
- Electric Heating and Double Glazing. • Mutual well kept garden grounds



OFFERS OVER
£85,000

Property Description

This most impressive, bright and airy GROUND FLOOR APARTMENT is ideally situated within a most desirable and very quiet 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 electric heating, double glazing and ample storage. Outside are well maintained mutual garden grounds. 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 & Shower Room

ENTRANCE HALLWAY:

Entry is into a vestibule with access from here into the hallway which has a shelved storage cupboard, and panel heater.

LOUNGE:

Approx. 10' x 14'7. A bright spacious front facing lounge with TV and telephone points and storage heater.

KITCHEN:

Approx. 7'4 x 9'5. Front facing kitchen fitted with base and wall units with coordinating work surfaces incorporating a stainless steel sink. Plumbed space for an automatic washing machine and dishwasher, and space for a cooker and fridge freezer.



BEDROOM 1:

Approx. 9'5 x 10'3. Rear facing bedroom with a double shelved and hanging wardrobe and panel heater.

BEDROOM 2:

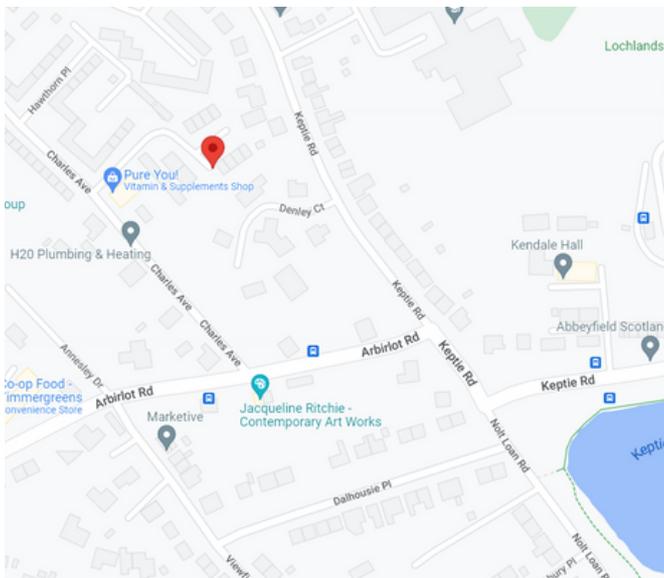
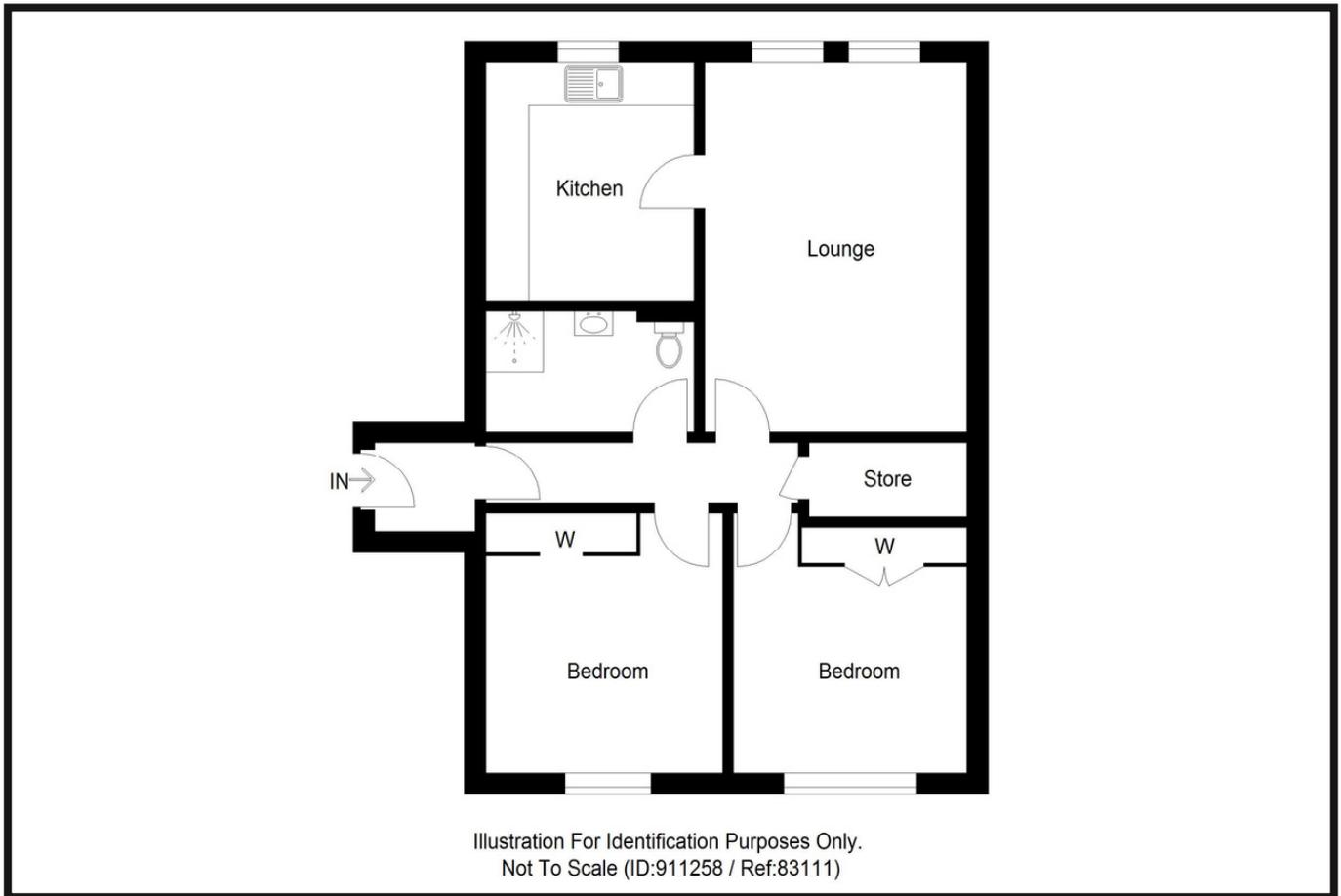
Approx. 8' x 10'2. Rear facing bedroom with a double shelved and hanging wardrobe and panel heater.

SHOWER ROOM:

Approx. 7'4 x 5'6. Fitted with a wc and wash hand basin, and a shower cubicle housing a power shower. Expelair and wall mounted fan heater.



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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