



18 HILL ROAD, ARBROATH, DD11 1BP

FIRST FLOOR FLAT



Key Features

- Spacious first floor flat. • Within a popular residential area close to beach.
- Gas Central Heating and Double Glazing. • Mutual Drying Green



OFFERS OVER
£75,000

Property Description

This deceptively spacious FIRST FLOOR FLAT has wonderful views over parkland and towards the sea. The property forms part of a small block of apartments situated in a pleasant and popular area of the town, convenient for Parkland, Beach, Harbour and other local amenities. The bright and airy property enjoys the benefits of a well appointed Kitchen, Gas Central Heating & Double Glazed Windows. The apartment has also been newly painted throughout. There is a shared drying area to the rear.

Viewing is essential to appreciate this property which would make an ideal first time buy or buy-to-let investment.

ACCOMMODATION:

Hallway, Lounge, Kitchen, 2 Bedrooms & Shower Room

ENTRANCE HALLWAY:

Enter through substantial front hardwood and glazed front entrance door into the spacious hallway.

LOUNGE:

Approx. 15' 1" x 12' 2". This is a bright and airy, good sized room which has a large window with views of parkland and beyond. Traditional fireplace with electric fire with pebble detail. Built in storage cupboard which houses the boiler.

KITCHEN:

Approx. 8' 5" x 6' 10". A feature of this home is the splendid well-appointed kitchen which has been fitted with base and wall units in an oak finish with co-ordinating splash back and ample work surface space. Plumbed for automatic washing machine, space for other white goods and a window overlooks the rear.



BEDROOM 1:

Approx. 12' 1" x 11' 10". A great sized double bedroom which has views over the parkland, built in storage cupboard and free standing oak wardrobes with mirrored sliding doors which are to be included in the sale.

BEDROOM 2:

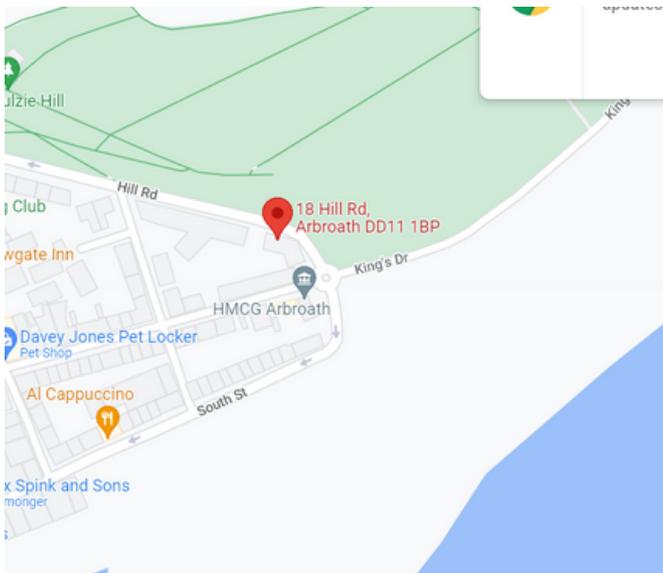
Approx. 12' 6" x 9' 1". This is a generously proportioned room with window and neutral décor.

SHOWER ROOM:

Approx. 8' 2" x 4' 11". Fitted with w/c and wash hand basin which has vanity units below, separate shower enclosure, fully tiled, window and chrome wall mounted towel 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.

Connelly & Yeoman
Solicitors Estate Agents

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