



4 BEECH GROVE, ARBATH, DD11 2EU

FIRST FLOOR FLAT



Key Features

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



OFFERS OVER
£70,000

Property Description

This most impressive, bright and airy FIRST FLOOR APARTMENT is ideally situated within a 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 electric heating, double glazing and ample storage. Outside is access to a private store housing the gas meter and a mutual drying area. 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:

Spacious hallway with a cupboard housing the hot water tank, a second shelved storage cupboard housing the electric meter and a radiator.

LOUNGE:

Approx. 18' x 10'9". A bright spacious lounge with both side and front facing windows, ample room for furnishings and a storage heater.

KITCHEN:

Approx. 12'6 x 8'2". Fitted with base and wall units with work surfaces incorporating a stainless steel sink with mixer tap. Space for a cooker, washing machine, dishwasher and fridge freezer.



BEDROOM 1:

Approx. 9'3 x 11'9. A spacious side facing double bedroom with ample room for furnishings, and a panel heater.

BEDROOM 2:

Approx. 8'7 x 14'. Side facing double bedroom with panel heater.

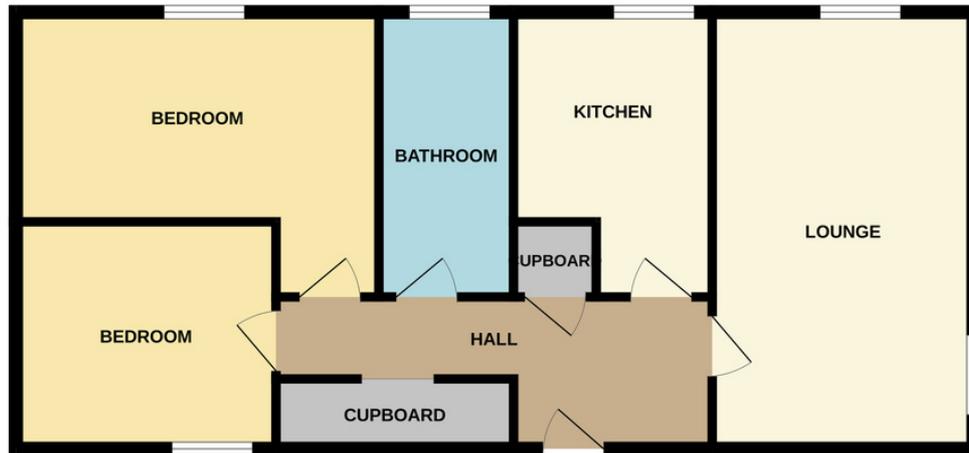
BATHROOM:

Approx. 11'8 x 5'. Side facing with corner bath, wc and wash hand basin and a shower cubicle housing an electric shower. Expelair, access into the loft and a panel heater.

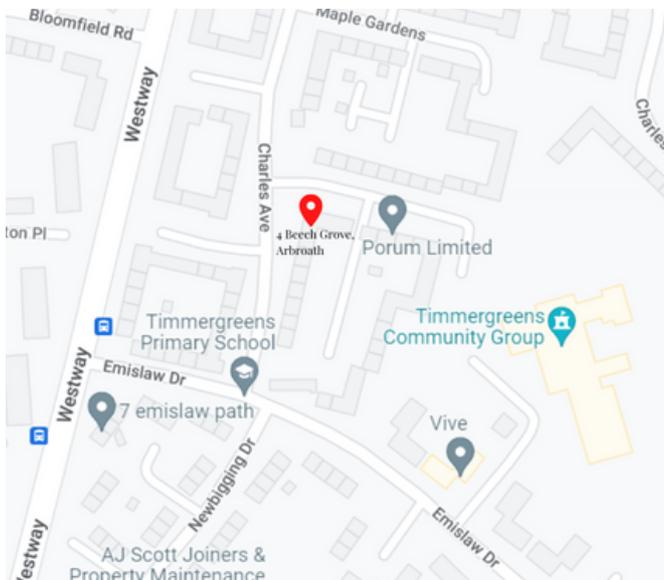


Property Professionals

GROUND FLOOR



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