

Connelly Yeoman



42 UNION STREET EAST, ARBROATH,
DD11 1DA

FIRST FLOOR FLAT



Key Features

- Bright and spacious first floor flat in excellent order.
- Within a popular residential area close to beach.
- Gas Central Heating and Double Glazing.
- Internal store and mutual drying area.



OFFERS OVER
£80,000

Property Description

A deceptively spacious FIRST FLOOR FLAT which has partial sea views. 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 is freshly decorated in white throughout and enjoys the benefits of a well appointed, recently installed kitchen, very spacious bedrooms, lounge and a beautifully presented bathroom. Further added benefits are Gas Central Heating, new Double Glazed Windows, a large store within the internal stairway and 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 & Bathroom

ENTRANCE HALLWAY:

Enter through substantial front entrance door into the spacious, bright hallway which has laminate flooring and all rooms lead off.

LOUNGE:

Approx. 14' 11" x 12' 3". This is a lovely room of very generous proportions, contemporary decor, gas fire with pebble detail, cream surround, granite effect inlay and hearth, laminate flooring, built in storage cupboard and a front facing window with partial sea views.

KITCHEN:

Approx. 8' 3" x 8'. A feature of this home is the recently installed, well-appointed kitchen which has been fitted with base and wall units in a white finish with brick effect splash back and ample work surface space in a natural wood, plumbed for automatic washing machine, space for other white goods, oven, electric hob, extractor, stainless steel sink and a window overlooks the rear.



BEDROOM 1:

Approx. 15'2" x 11' 11". A superb sized double bedroom which has a front facing window, ample space for bedroom furniture, neutral decor, cupboard housing the hot water tank and laminate flooring

BEDROOM 2:

Approx. 12' 3" x 8' 11". Another generously proportioned room with wood effect laminate flooring, window and neutral décor.

BATHROOM:

Approx. 8' 5" x 4' 9". Fitted with a white 3 piece suite incorporating wash hand basin, w/c and bath with shower attachment, brick effect tiling in a stunning sky blue colour, window and vinyl flooring.



Property Professionals



Illustration For Identification Purposes Only. Not To Scale (ID:932908 / Ref:83720)



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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