

Connelly Yeoman



11 ANDERSON STREET, ARBROATH, DD11 1QS

GROUND FLOOR FLAT



Key Features

- Main door, one Bedroom, Ground Floor Flat
- Located in a popular area close to most central amenities and services
 - Gas Fired Central Heating and Double Glazing, ample storage
 - Parking area and Garage, mutual rear drying green



OFFERS OVER

£65,000

Property Description

This bright and airy one bedroom GROUND FLOOR FLAT is ideally situated within a popular area, close to the West Port area of the town, within easy walking distance of local shops, dining and entertainment venues, and Arbroath train station is close-by. The property is located in a block of similar styled properties and provides well proportioned accommodation on one level. The property has been well maintained and enjoys the benefit of Gas fired central heating, timber encasement double glazing and ample storage.

Outside, to the front of the property, there is a strip of private garden ground, and a parking area leading to the Garage. To the rear of the building is a mutual rear drying green area. Overall, this property would suit a variety of purchasers including First Time Buyer and Buy to Let investors. Early viewing is recommended.

ACCOMMODATION:

Entrance Porch, Hallway, Shower Room, Double Bedroom, Lounge and Kitchen.

ENTRANCE PORCH:

Double glazed front entrance door into the Porch. A large, built-in storage cupboard provides excellent storage for bicycles, etc. The cupboard measures Approx. 7' x 3. Steps up and a glazed panelled door leads into the Hallway of the property.

HALLWAY:

The Hallway into the property is a good size, decorated in modern decor. There are two built-in storage cupboards, one with shelving and housing the electric meters, the other housing the Gas central heating boiler. (This cupboard measures Approx. 7' x 2'11.)

SHOWER ROOM:

Approx. 6 x 5'4. The shower room has been refurbished and comprises WC., wash-hand basin and a separate Shower cubicle. Brick effect marble wall tiling. Chrome wall mounted towel rail. Tiled effect laminate flooring. Opaque window. Extractor fan.



BEDROOM:

Approx. 11'3 x 10'5. A spacious bedroom with a rear-facing window which overlooks a large, grassed mutual drying area. Built-in double wardrobe. Ceiling coving/cornice. CH Radiator.

LOUNGE:

Approx. 11'8 x 15'9. A well proportioned room with large front-facing window. Ceiling coving/cornice. CH Radiator. Door leads off the Lounge into the Kitchen.

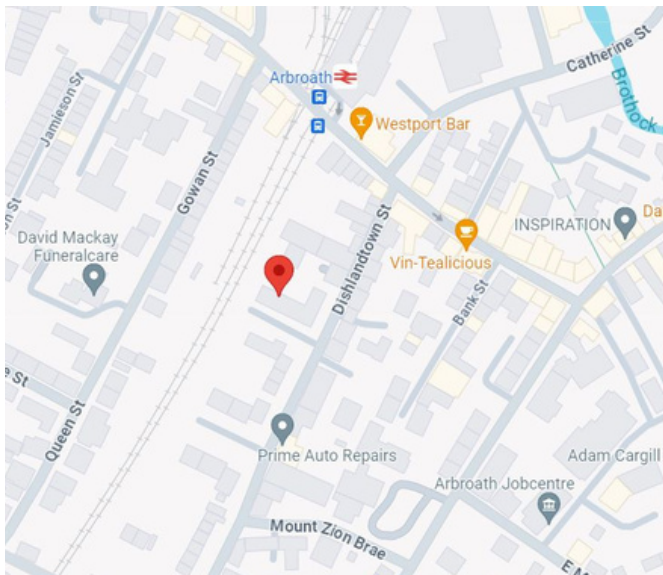
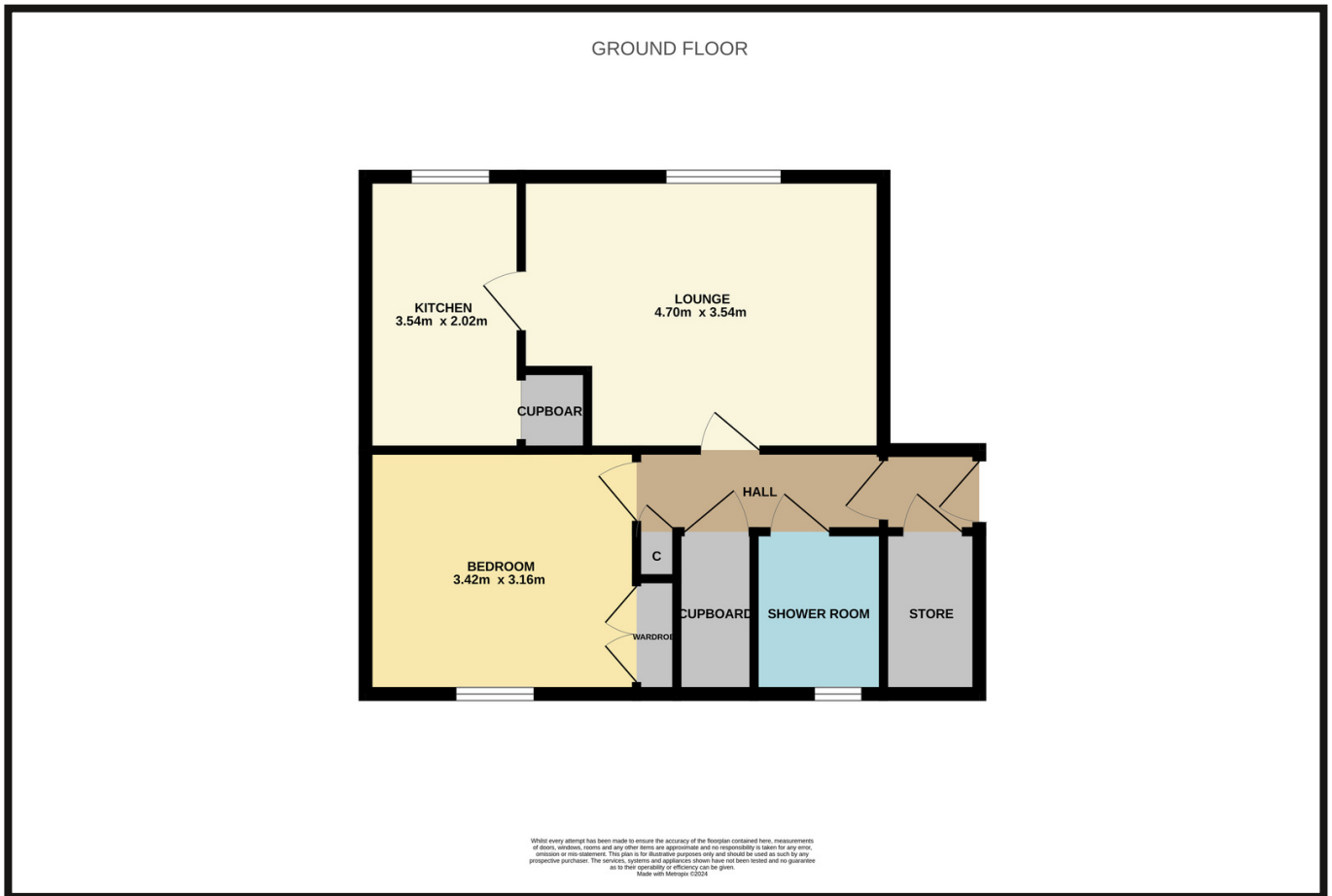
KITCHEN:

Approx. 11'8 x 6'6 with a front-facing window. The kitchen is fitted with base and wall mounted units with a white high gloss finish, wood effect worktop surface and stainless steel sink and drainer. Free-standing Cooker with a gas hob and an extractor above. Space for a fridge/freezer. Under-counter space for further white goods/appliances. Plumbing for automatic washing machine. Recessed cupboard area with shelving. Wood effect flooring. CH Radiator.

OUTSIDE: Private area of grass to the front of the property. Car parking area and Garage. Mutual rear drying green area.



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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