

Connelly Yeoman



2 DALE COURT, ARBROATH, DD11 1TT

FIRST FLOOR
APARTMENT



- Set within a very popular residential area close to most central amenities and services
- First Floor Apartment forming part of a substantial building of similar flatted properties
 - Gas Fired Central Heating and Double Glazing, Furnishings all included in the sale
 - Off-street car parking area, private garden and Car Port



OFFERS OVER
£120,000

Property Description

This spacious and well proportioned FIRST FLOOR APARTMENT forms part of a substantial building of similar styled flatted properties, ideally located in a very popular area of the town yet within easy walking distance of most central amenities including local shops, supermarkets and schools. The property offers generously proportioned accommodation over one level and benefits from Gas fired central heating and Double glazing. The property will be "sold as seen" and this will include all internal furnishings and fittings and Kitchen appliances (No Warranties given thereon).

Externally, the property has a good-sized private garden area, laid out to lawn with shrubs and plants. There is a mutual car parking area adjacent to the building, offering private off-street car parking and this particular property has it's own Car Port.

Early viewing of this attractive property, which would make an ideal First Time Purchase or a "lock and leave" bolt-hole property, is recommended.

ACCOMMODATION: ENTRANCE VESTIBULE, DINING ROOM, LOUNGE, KITCHEN, INNER HALL, SAUNA & SHOWER, BATHROOM, AND 2 DOUBLE BEDROOMS.

ENTRANCE VESTIBULE:

Private entrance Vestibule into the Apartment, with a large foyer area which would serve a variety of adaptable room use. CH Radiator.

DINING ROOM:

Approx. 12'2 x 10'4. Glazed split pane door into this bright and spacious room presently used as a Dining Room. Steps up into the Lounge.

LOUNGE:

Approx. 19'5 x 10'8. A very generously proportioned lounge, with two front-facing windows and a further side-facing window which allows ample natural light into this room. CH Radiator.

KITCHEN:

Approx. 10'8 x 6'5. The kitchen is fitted with base and wall mounted storage units, worktop surfaces and sinktop. The integral/built-in kitchen appliances include Electric Hob and Oven, Dishwasher ? and an automatic washing machine, No Warranties given thereon, sold as seen. Large window. CH Radiator.

INNER HALL:

Access from this hall through into the Sauna & Shower, Bathroom and 2 Bedrooms.

SAUNA & SHOWER:

Suitable for 6 persons

Separate tiled shower cubicle adjacent to the Sauna.



BATHROOM:

Comprising a three piece white bathroom suite with a shower fitment over the bath. Wall tiling. Floor tiling. CH Radiator.

BEDROOM 1:

Approx. 12 x 12'3. A spacious main bedroom with a large window offering lovely views. Ample space for bedroom furnishings. Tasteful decor. CH Radiator.

BEDROOM 2:

Approx. 15'9 x 8'8. Another spacious bedroom, with a large window. Ample space for bedroom furnishings. Tasteful decor. CH Radiator.

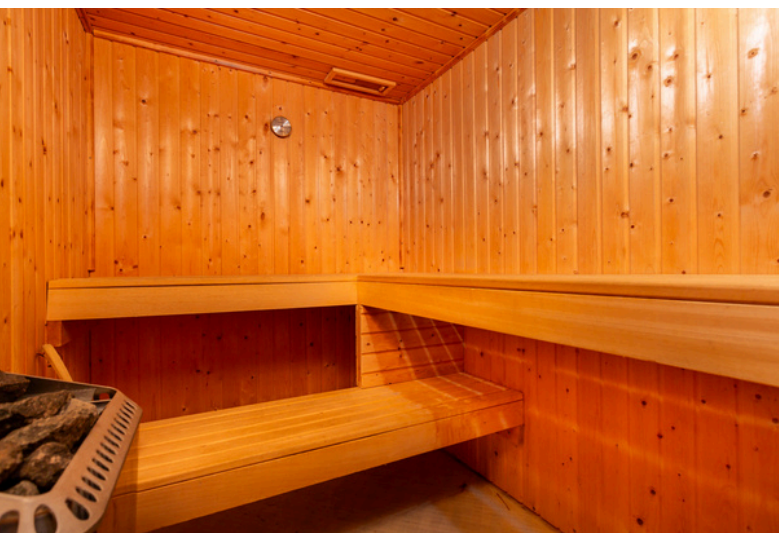
GARDENS:

Private garden area laid out most to lawn with mature shrubs and bushes.

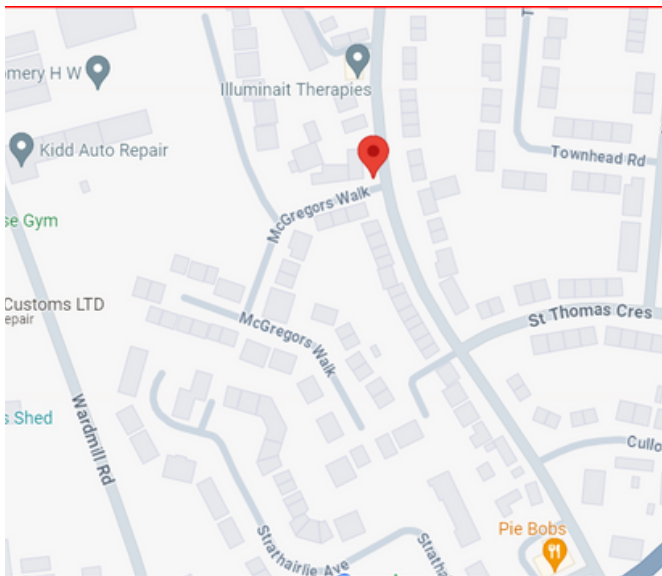
Private off-street car parking area for the whole building/flatted properties.

Car Port which is exclusive to this Apartment.

INCLUDED IN SALE:- All furniture, curtain settings and fittings included in the sale. Kitchen appliances, No Warranties given thereon.



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**

tspc

Connect with us

