

# Connelly Yeoman



**14 CAIRNIE LOAN  
ARBROATH, DD11 4DT**

**GROUND FLOOR  
APARTMENT**



## Key Features

- Spacious and very well presented Ground Floor Apartment
- Located in a very popular residential area yet within easy reach of amenities
  - Gas Fired Central Heating and Double Glazing, excellent storage
- Private garden areas to the front and rear, exclusive to the Apartment



OFFERS OVER  
**£85,000**



# Property Description

This most impressive, bright and airy, two bedroom GROUND FLOOR APARTMENT forms part of the lower property within a block of four similar flatted properties and is ideally situated within a very popular and sought after residential area, within easy reach of the town centre amenities and services. The Apartment provides well proportioned accommodation and benefits from Gas fired central heating, Double glazing and has excellent storage. Externally, the front garden area is exclusive to Number 14, with a paved pathway and coloured stone chips, flowers borders, neat hedging and lawn area. To the rear of the property there is a pathway leading to an exclusive area of ground belonging to the property which is all neatly laid out. There is also a communal lawn/drying green. Further down to the end of the rear garden is another private garden area, with a well stocked rockery and flower border, all well tended. Overall, this property would suit a variety of buyers and early viewing is highly recommended.

**ACCOMMODATION:** ENTRANCE HALLWAY, SHOWER ROOM, KITCHEN, 2 BEDROOMS, LOUNGE.

**ENTRANCE HALLWAY:** In the Hallway there are excellent storage cupboards, the first one is a brick cellar and there two further shelved storage cupboards. The fourth cupboard is a deep cupboard with ample storage. Replacement internal doors in a white "colonial style" finish. CH Radiator.

**SHOWER ROOM:** Approx. 7'5 x 4'7. The shower room has been recently upgraded and comprises a vanity unit incorporating the wash-hand basin and WC. Quadrant shower cubicle. Attractive wet wall panel in white with a silver sparkle. Lined ceiling with downlights. Chrome wall mounted CH towel rail. Extractor fan. Opaque glazed window allows for natural light and ventilation.

**KITCHEN:** Approx. 9'1 (at widest point) x 12'5 (at longest). The Kitchen is an L-shape with a window overlooking the front of the property. There are base and wall mounted units in a light oak veneer, complimentary worktop surfaces and sinktop. Built-in Electric Oven, Gas Hob with extractor above. Ample space for white goods. Plumbing and space for a washing machine and space for a fridge/freezer. Breakfast bar area for everyday dining.

**BEDROOM 2:** Approx. 10'2 x 9'4. A lovely bright and spacious second bedroom, with a rear-facing window. Built-in double wardrobes with mirror sliding doors. Ceiling coving. CH Radiator.





**BEDROOM 1:** Approx. 13'6 x 11'2. A generously proportioned main bedroom, with a rear-facing window which allows for ample natural light to stream into this room. Built-in double wardrobes provide excellent storage, with mirror sliding doors. CH Radiator.

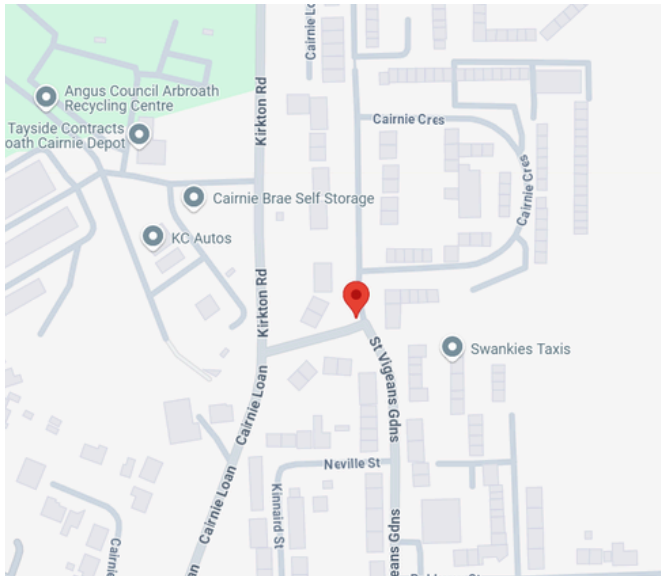
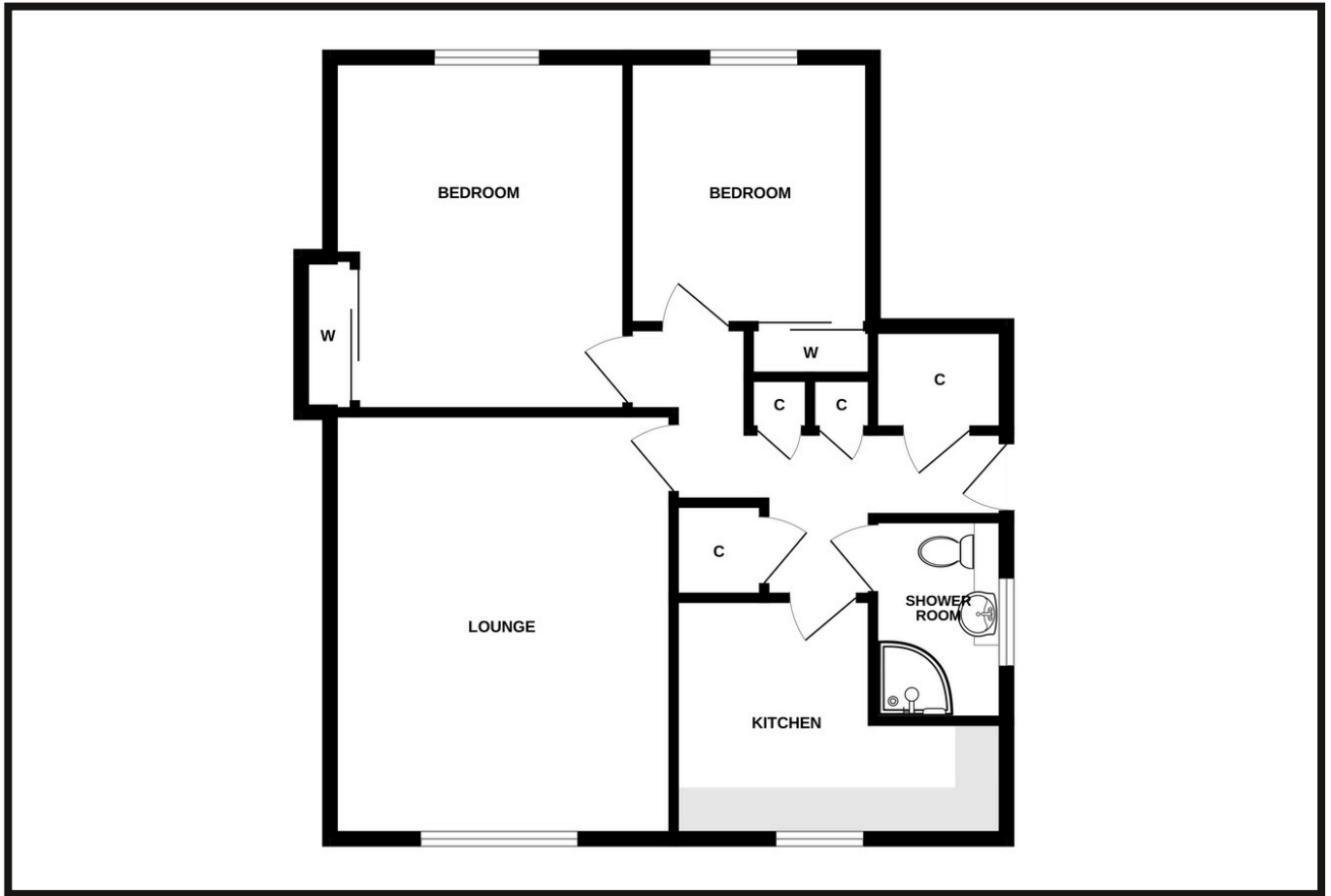
**LOUNGE:** Approx. 16'1 x 13'. A bright and spacious Lounge, with a large, picture window overlooking the front garden. Ample space for furniture settings. Neutral decor. Feature oak wood fire surround incorporating a Gas Fire. Ceiling coving. CH Radiator.

**GARDENS:** At the front of the property there is a paved pathway leading into the double glazed entrance door. The front garden area is exclusive to Number 14. There is a paved pathway and coloured stone chips with flowers borders, neat hedging and lawn area. To the rear of the property there is a pathway leading to an exclusive area of ground belonging to the property which is all neatly laid out, with lawn and coloured stone-chip areas. There is also an area in the middle which is communal with the upper floor and which is laid out in lawn/drying green. Further down to the end of the garden there is a further coloured stone-chip area with a rockery and flower border of mature shrubs and bushes, all well tended.





# 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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**tspc**

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