



**20 RUSSELL SQUARE  
ARBROATH DD11 3DH**

**FIRST & SECOND  
FLOOR MAISONETTE**



## Key Features

- Spacious First & Second Floor Maisonette
- Located in a popular residential area close to the town centre amenities
  - Gas Fired Central Heating and Double Glazing, ample storage
  - Mutual Drying Area, Residents' car parking



OFFERS OVER  
**£89,000**



# Property Description

This most impressive, bright and airy, FIRST & SECOND FLOOR MAISONETTE APARTMENT is ideally situated within a popular and sought after residential area close to the town centre and within easy reach of local shops, national supermarkets and stores. Also of note, the main east coast railway line which serves the town is within easy walking distance to the property, together with good public transport bus routes. This well presented property offers generously proportioned accommodation over two levels, with modern neutral decor and benefits from Gas fired central heating (a new gas boiler was just installed a few months ago) and Double glazing. Externally, there is a mutual rear drying area and a further grassed area. Residents' car parking is close-by. The property represents an ideal First Time Buy and early viewing is highly recommended.

**ACCOMMODATION:** ENTRANCE HALLWAY, DINING KITCHEN, LOUNGE; UPPER FLOOR:- 2 BEDROOMS AND BATHROOM.

**ENTRANCE HALLWAY:** At the top of the external stairwell there is a useful Store area. Enter into the property via a double glazed door with matching side panel. In the Hallway there is laminate flooring throughout the hallway area. There are two large, built-in storage cupboards offering ample storage. Staircase to the upper floor.

**DINING KITCHEN:** Approx. 10'4 x 9'8. The Kitchen is fitted with ample base and wall mounted storage units in a light oak veneer and complimentary black coloured worktop surfaces and splashbacks. Stainless steel splashback at the hob. Built-in Gas Hob and Electric Oven below. Extractor above the hob. Plumbing for automatic washing machine. Ample space for dining table and chairs. Neutral decor and ceiling coving. Laminate wood flooring continued from the hallway. CH Radiator. Rear-facing window.

**LOUNGE:** Approx. 17'5 x 11'7. A lovely bright room, with two windows to the rear of the property which allows for ample natural light. Modern neutral decor throughout. Large, built-in storage cupboard. CH Radiator.





**UPPER FLOOR LANDING:** Staircase to the upper floor, where there is a large, built-in storage cupboard/boxroom which measures approx. 6'9 x 3'1 and has a rear-facing window. On the landing there is an access hatch into the loft space.

**BEDROOM 1:** Approx. 12'1 x 8'10. Spacious main Bedroom, with large, high-level windows over-looking the rear of the property. Neutral decor. Built-in triple wardrobe with mirror sliding doors. CH Radiator.

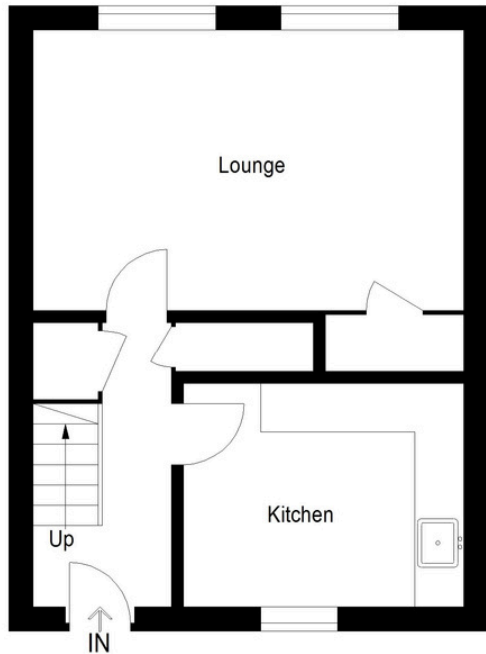
**BEDROOM 2:** Approx. 9'8 x 8'. Second Bedroom, with a front-facing window. Neutral decor. Built-in double wardrobe. CH Radiator.

**FAMILY BATHROOM:** Approx. 6'7 x 5'7. Comprising a three piece white bathroom suite with a shower over the bath and shower curtain. Partial wood panelling and partial wall tiling. Wood panelled ceiling. Opaque glazed window allows for natural light and ventilation. Wall mounted medicine cabinet with a mirror door. CH Radiator.

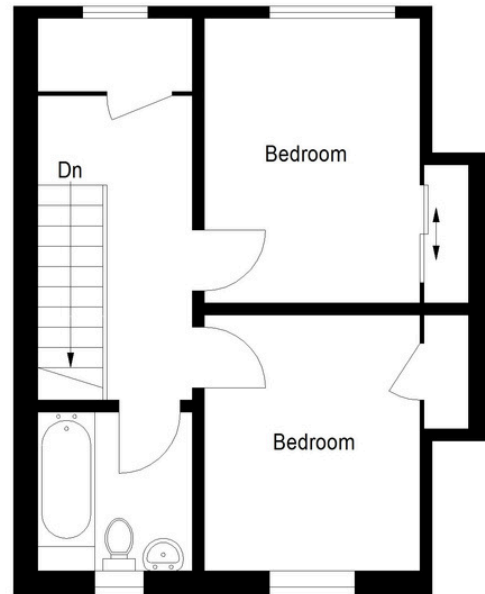
**EXTERNALLY:** Russell Square has mutual drying areas and a further area of grass. Residents' car parking areas.



# Property Professionals

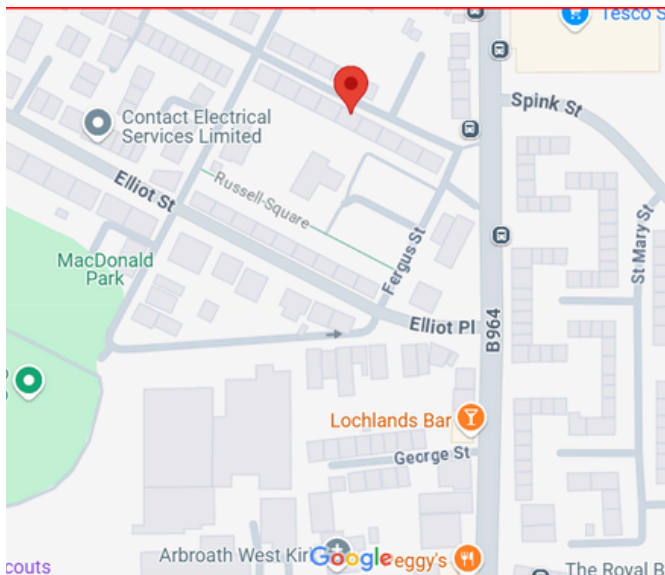


First Floor



Attic Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1184993 / Ref:90294)



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