

# Connelly Yeoman

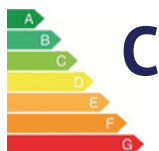


**5 DISHLANDTOWN STREET  
ARBROATH DD11 1QX**

**FIRST & SECOND FLOOR  
APARTMENT**



- Spacious Apartment with flexible accommodation and some original features
- Located within a popular residential area close to the town centre and West Port area
- Decorated in modern neutral tones, Gas Fired Central Heating and new Double Glazed Windows
  - Private entry and feature Roof Terrace, New Gas Boiler
  - HOME REPORT VALUE £120,000



OFFERS OVER  
**£115,000**

# Property Description

Connelly and Yeoman are pleased to bring to market the spacious traditional styled three bedroom FIRST & SECOND FLOOR APARTMENT with its own private entrance door and feature roof terrace. The property affords generously proportioned, flexible accommodation over two levels and is pleasantly situated within a very popular central area of Arbroath, to the west end of the town and within easy reach of the town centre amenities which include, local shops and supermarkets, bars and restaurants, primary and secondary school and many recreational pursuits. The property is also situated within easy reach of the main east coast railway station that serves the town, and good public transport routes are close-by. The property has been well maintained and recently upgraded, with neutral décor and new carpeting, but retains much of the character and some original features. There are also the benefits of gas fired central heating (new boiler installed) and new double glazed windows. The accommodation is spread over two levels and on the first level comprises of two public rooms, one of which has a private roof terrace, a well equipped kitchen and family bathroom. On the upper level there are three bedrooms, two of which are good-sized double bedrooms with a useful third bedroom, and a modern shower room completes the picture. Early viewing is essential to appreciate the size and quality of this property, which would make an ideal family home, buy-to-let investment, First Time Buy or holiday home.

## ACCOMMODATION:

**ENTRANCE HALLWAY, BATHROOM, LOUNGE, DINING ROOM/4<sup>TH</sup> BEDROOM, KITCHEN, SHOWER ROOM, 3 BEDROOMS**

**HALLWAY:** Entry is via a private double glazed doorway directly off Dishlandtown Street and into a welcoming hallway with a white balustrade leading up to the landing which has a large storage cupboard.

## BATHROOM:

Approx. 6'9 x 5'3. This recently renovated bathroom comprises of a white three piece suite. It has modern wet wall, bathroom fittings which include a mirror with shelf, a chrome wall mounted towel rail, display shelving and a large window providing natural light and ventilation.

## LOUNGE:

Approx. 14'9 x 10'10. This bright and spacious room retains some original features which include exposed wooden floorboards and cornicing. It has been decorated in neutral colours and has two large windows overlooking the front of the property with storage below. The room is open plan to the kitchen.

## KITCHEN:

Approx. 10' x 8'3. The kitchen comprises of off white, high gloss base units with work surfaces incorporating a stainless steel sink and mixer tap. There is an integrated fridge freezer, electric oven and electric hob. With a free standing washing machine, display shelving to the walls and down lights.

## DINING ROOM/FAMILY ROOM/4<sup>TH</sup> BEDROOM:

A versatile room that could be utilised as a dining room or a 4<sup>th</sup> bedroom with a large window overlooking the rear of the property and has a glazed door leading out onto a roof terrace with drying area. It has been decorated in neutral tones.

## TOP FLOOR LANDING:

A second set of stairs lead to a further floor, with a white wooden balustrade and grey carpeting. There is a large storage cupboard which also houses the boiler.





**SHOWER ROOM:**

Approx. 6'7 x 5'3. This recently upgraded shower room has the same modern wet wall as the bathroom on the lower floor. It comprises of a WC, a large white wash hand basin with vanity unit below and shower cubicle and shower with dual heads. There is a chrome wall mounted towel rail, wall mounted cabinet and a window providing natural ventilation and light.

**BEDROOM 1:**

Approx. 13'4 x 11'6. A good sized double bedroom with ample room for furnishing. It has built in low level storage with display shelving above and a window overlooking the rear of the property. The room has been decorated in neutral tones.

**BEDROOM 2:**

Approx. 13'6 x 11'. This bedroom overlooks the front of the property and has two large windows with a display sill and storage below. There is a further built in storage cupboard with shelving and is also decorated in neutral tones.

**BEDROOM 3:**

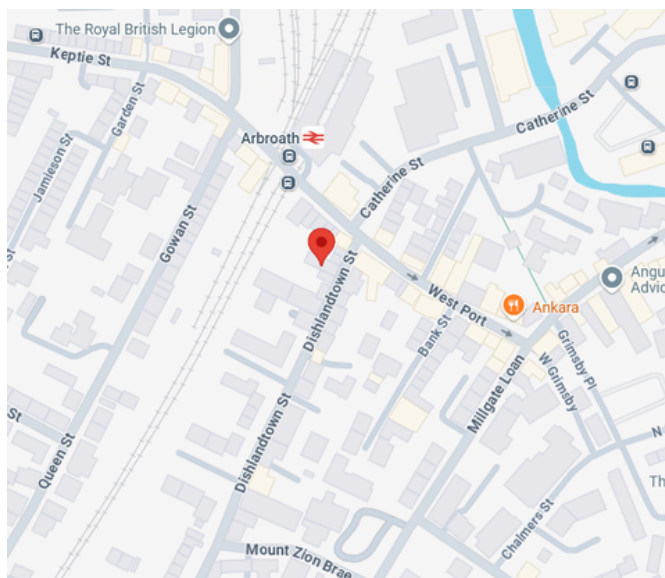
Approx. 9'1 x 7'. The smallest of the three bedrooms has a front facing window with storage below and has wall storage and a hanging rail.



# Property Professionals



Illustration For Identification Purposes Only. Not To Scale (ID: 1191183 / Ref: 90387)



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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Yeoman**

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