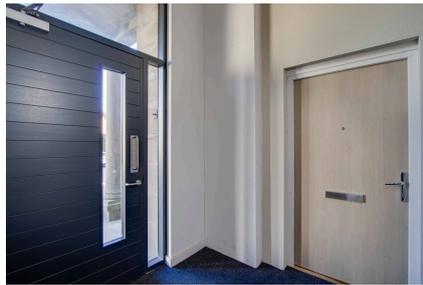


# Connelly Yeoman



12 VIEWFIELD COURT, ARBROATH DD11 2EA

GROUND FLOOR APARTMENT



## Key Features

- Spacious and well presented main door Ground Floor Apartment
- Located in a sought after residential area close to Keptie Pond and West Port area
  - Gas fired central heating and Double glazing, ample storage
- Private parking space, security entry system, communal areas neatly laid out



OFFERS OVER

**£160,000**

# Property Description

This most impressive, bright and airy GROUND FLOOR APARTMENT forms part of the modern development known as Viewfield Court, comprising of high quality flatted dwellings, and is ideally situated within a desirable residential area close to the town centre and just minutes' walk to Keptie Pond, Angus College and the popular West Port area. The property provides generously proportioned accommodation, has been well maintained and enjoys the benefit of Gas fired central heating, double glazing and ample storage. Internal decor, fittings and finishes are along modern lines and the Apartment is well appointed throughout. Outside, there are communal areas laid out in stone chips, lawn areas and borders with mature shrubs and bushes. There is an external cellar for storage which is shared. Early viewing is highly recommended.

## **ACCOMMODATION:**

Entrance Vestibule, open plan Lounge and Kitchen, Shower Room, 2 Bedrooms.

## **ENTRANCE VESTIBULE:**

Approx. 7'2 x 4'1. A welcoming area entering into the property, with an attractive grey coloured laminate wood flooring. Through into the open plan Lounge and Kitchen area.

## **LOUNGE open plan to the Kitchen:**

The Lounge area measures approx. 18'7 x 13'1. This open plan area is a great size and has a lovely bay window overlooking the front of the property and a further large window to the side, which makes for this area lovely and bright. There are high ceilings with inset downlights, a large storage cupboard. Internal oak veneer replacement doors. Open plan through into the Kitchen area.

## **KITCHEN:**

Approx. 14'2 (at widest) x 10'3. A very well appointed Kitchen which is fitted with a good range of modern base and wall mounted units in a white high gloss finish, oak wood veneer worktop surfaces and a glazed splashback at the back of the hob. Breakfast bar area with further base unit storage. Built-in Electric Oven, Gas Hob and extractor above. Integrated Fridge and Freezer, and a washing machine/dryer. Cupboard housing the gas central heating boiler. Large window. CH radiator.



**SHOWER ROOM:**

Approx. 9' x 8'4. Comprising WC and modern, floating style wash-hand basin with a vanity drawer underneath. Walk-in shower cubicle with matching wall tiling. Attractive wall tiling and a fitted display shelf. Chrome wall mounted towel radiator. Wood effect laminate flooring in a grey finish.

Hallway leading through to the Bedrooms with a large built-in cupboard with shelving and a hanging rail providing storage.

**BEDROOM 1:**

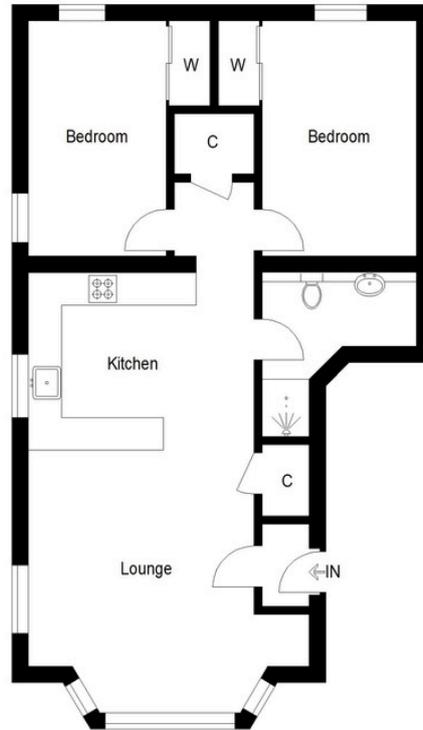
Approx. 11'10 x 9'3. A spacious main bedroom with feature ceiling to floor window which allows ample natural light into the room. Neutral decor. Built-in wardrobes with mirrored sliding doors, CH radiator.

**BEDROOM 2:**

Approx. 11'11 x 9'1. Another spacious bedroom with a window overlooking the rear of the property. Built-in wardrobes with mirrored sliding doors. Neutral decor. CH radiator.

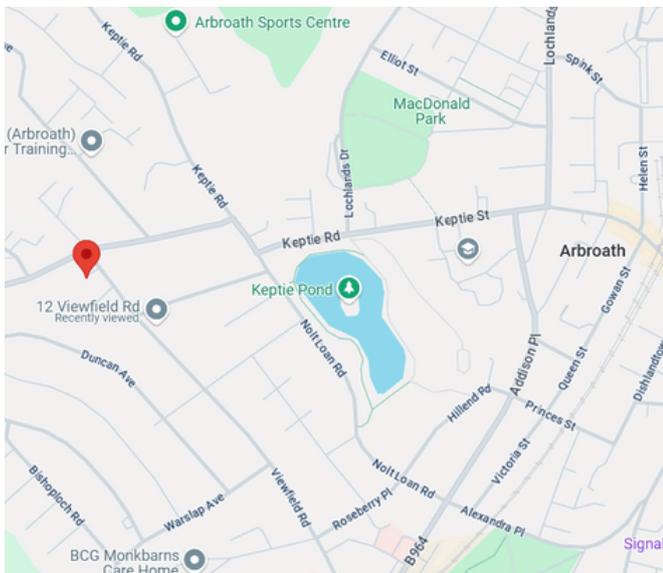


# Property Professionals



**Ground Floor**

Illustration For Identification Purposes Only.  
Not To Scale (ID1207791 / Ref:90689)



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

