



9 KEPTIE ROAD, ARBROATH, DD11 3EB

GROUND FLOOR APARTMENT



## Key Features

- Spacious ground floor flat
- Within a popular residential area close to the town centre
  - Gas Central Heating and Double Glazing
- Off street private parking and enclosed garden



OFFERS OVER

**£170,000**



# Property Description

This most impressive, bright and airy two bedroom GROUND FLOOR APARTMENT is ideally situated within a desirable residential area close to the town centre and provides generously proportioned accommodation. The property has been well maintained and enjoys the benefit of gas central heating, double glazing and comprises of a open plan lounge/kitchen/dining area, master bedroom, a further double bedroom and bathroom. Outside there is a private parking area and also a fully enclosed garden.

## **ACCOMMODATION:**

**VESTIBULE, ENTRANCE HALLWAY, OPEN PLAN LOUNGE /DINING/ KITCHEN, 2 DOUBLE BEDROOMS AND A BATHROOM**

## **ENTRANCE HALLWAY:**

Entry into the property is via a double glazed door into a vestibule and from here, a glass panelled door leads into the open plan lounge/dining/kitchen area.

## **LOUNGE:**

Approx. 15'8 x 19'9. A large, bright and spacious lounge with a half bay window which looks out onto Keptie Road. There is an attractive feature gas fireplace with a marble inlay and hearth incorporating a wooden surround and two radiators.

## **DINING KITCHEN:**

Approx. 15'10 x 22'. The dining area has ample room for a table and chairs. It has a radiator, hatch and archway leading into the lounge. The open plan kitchen has a good range of base and wall units with work surfaces incorporating a stainless steel sink with a mixer tap. There is an electric oven, hob and extractor above, plumb space for an automatic washing machine, an integrated fridge and freezer and a door leading out into the rear of the property.





**MASTER BEDROOM:**

Approx. 14'10 X 16'. A big and spacious master bedroom facing toward the rear of the property. It has two double shelved and hanging wardrobes with sliding mirrored doors one of which houses the gas central heating boiler.

**BEDROOM 2:**

Approx. 11'8 x 14'5. A second good sized guest bedroom facing toward the front of the property with ample room for furnishings and a radiator.

**BATHROOM:**

Approx. 9'9 X 7'6. The bath has an over the bath shower to tap, a WC and wash hand basin. A side window provides natural light and ventilation. There is a extractor and radiator.

**OUTSIDE:**

The front of the property is fully enclosed with an easy to maintain garden with chip stones leading to the front door. To the rear there is a private parking area neatly laid out with Monoblock driveway and stone chippings.



# Property Professionals

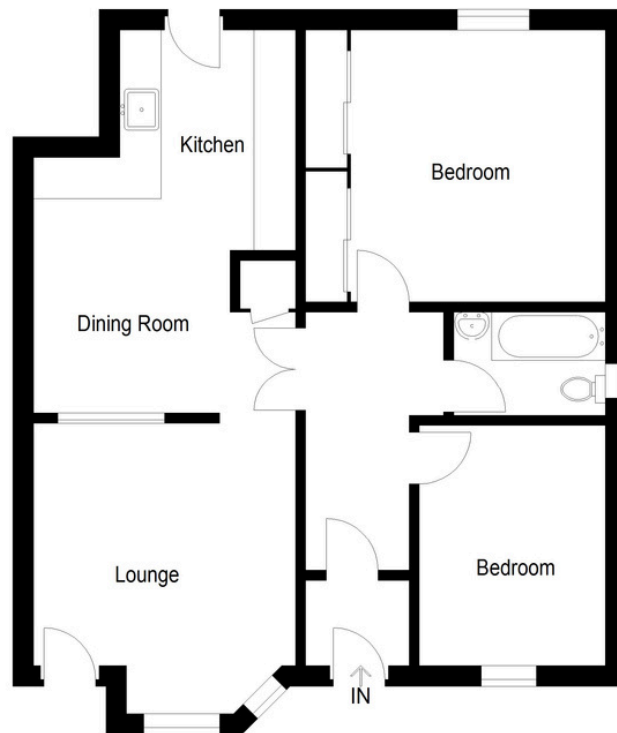
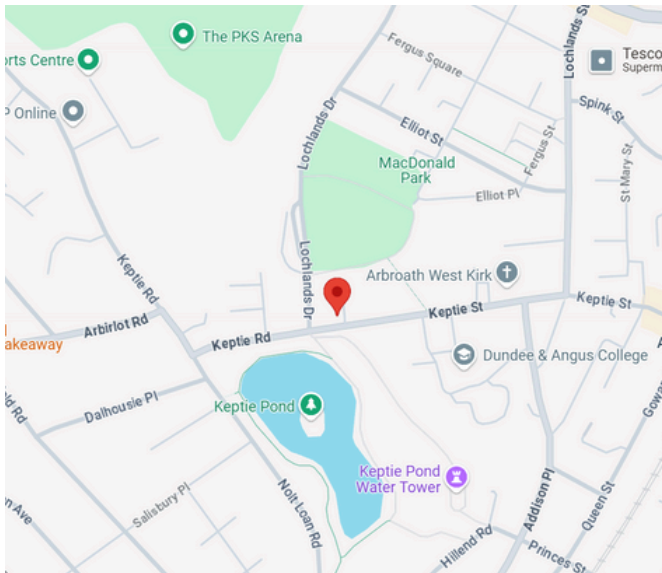


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