

# Connelly Yeoman



**13 JOHN STREET, ARBROATH, DD11 1BT**

**FIRST FLOOR FLAT**



- Spacious, well presented First Floor Flat
- Within a popular area close to the town centre
- Gas Central Heating and Double Glazing
- Mutual rear garden with storage shed



OFFERS OVER  
**£55,000**



# Property Description

This well presented, bright and airy one bedroom FIRST FLOOR FLAT is ideally situated within a popular residential area close to the town centre, restaurants, cafes and lovely coastal walks. The property has lovely fresh neutral decor throughout, Gas central heating and double glazing and comprises of a spacious lounge, well equipped kitchen, double bedroom, bathroom and ample storage. To the rear of the property is a good sized mutual garden with a private storage shed.

## ACCOMMODATION:

Entrance Hallway, Lounge, Bedroom, Kitchen and Bathroom

## ENTRANCE HALLWAY:

Enter into the hallway with access to all rooms, a storage cupboard which could house a washing machine and tumble dryer.

## LOUNGE:

Approx. 13'10 x 10'8. A spacious lounge with two front facing windows, wood flooring, original features and recessed alcove with shelving and storage. CH radiator.

## KITCHEN:

Approx. 11'5 x 6'5. With large windows giving lots of natural light, this kitchen is fitted with base and wall units in a walnut wood effect, work surfaces in slate grey and coordinating tiled splashback. Built in electric oven and hob with extractor hood above and a fridge freezer. Laminate tiled effect flooring and a wall mounted Worcester boiler.





**BEDROOM:**

Approx. 14'5 x 9'6. This good sized double bedroom has a rear facing window and feature window seat with storage below and a shelved cupboard provides good storage. CH radiator.

**BATHROOM:**

Approx. 8'7 x 4'. A bright room with two large windows to the rear comprising three piece white suite with shower over the bath and finished with slate grey tiling to the bath area. Laminate tiled effect flooring and a CH radiator.

**GARDEN:**

A good size mutual garden area to the rear with a private storage shed.



# Property Professionals

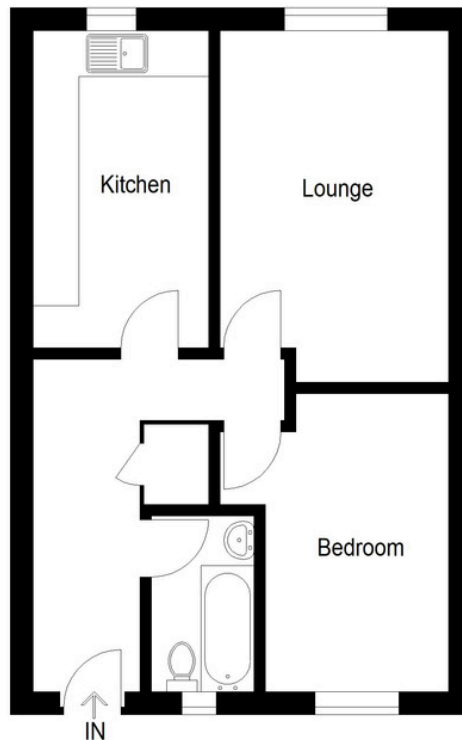
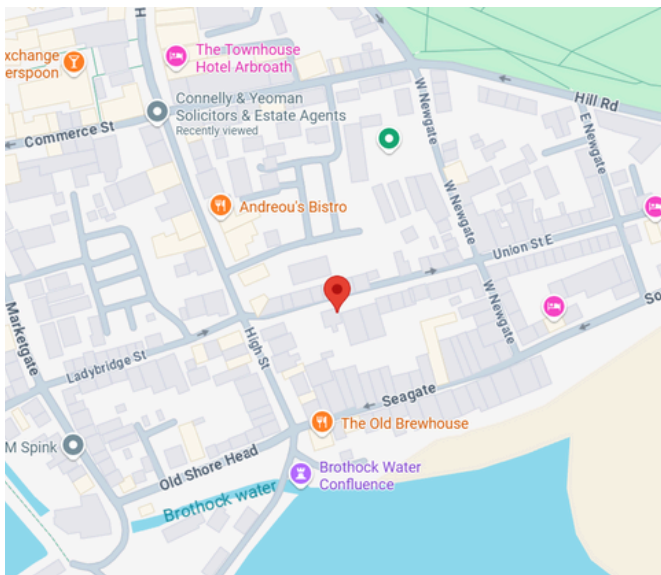


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