

Connelly Yeoman



**134 BRECHIN ROAD
ARBROATH DD11 1TA**

**FIRST FLOOR
APARTMENT**



- Spacious and well presented First Floor Apartment forming a block of similar properties
 - Ideally located in a popular residential area close to the town centre and amenities
 - Electric Storage Heating and Double Glazing, ample storage
 - Enclosed Mutual Drying area and bin storage to the rear



OFFERS OVER
£75,000

Property Description

This well presented, bright and airy, two bedroom FIRST FLOOR APARTMENT forms a block of 4 similar flatted dwellings and is ideally situated within a popular residential area close to the town centre and within easy reach of most amenities and services. The property provides well proportioned accommodation and enjoys the benefits of Electric storage heating, double glazing and has ample storage. The fitted window blinds and curtain are included in the sale. There is a security entry system in operation for the block, with a mutual entrance foyer and staircase leading up to the property. Outside, to the rear of the building, there is a mutual rear drying area and bin storage. Overall, this property would suit a variety of buyers and early viewing is recommended.

ACCOMMODATION COMPRISING: MUTUAL ENTRANCE FOYER WITH SECURITY ENTRY SYSTEM: ENTRANCE HALLWAY, LOUNGE, DINING ROOM, KITCHEN, 2 BEDROOMS, SHOWER ROOM.

ENTRANCE HALLWAY: Built-in storage cupboard with shelving and housing the Electric meter and fuse box. There is second shelved airing/cloaks cupboard, housing the water tank and with electric light. Electric storage heater. Access hatch into a communal loft space. A glass panel door leads into the Lounge.

LOUNGE: Approx. 12'2 x 11'7'. A well proportioned Lounge, with a front-facing window. **Included in the sale is a feature wooden fireplace surround with an Electric Fire (NO WARRANTIES GIVEN THEREON).** Electric storage heater. From the Lounge there is a sliding door with glass partition leading into the Dining Room.

DINING ROOM: Approx. 9'7 x 8'3 with a side-facing window overlooking the playing fields of the primary school. Electric storage heater. Access through into the Kitchen.

KITCHEN: Approx. 9'8 x 10'1 with a side-facing window overlooking the playing fields of the primary school. Fitted with base and wall mounted units, worktop surfaces incorporating a stainless steel sink and mixer tap. **Built-in Electric Oven and Hob with extractor above. Plumbing and space for an automatic washing machine, which will be included in the sale. Fridge/Freezer also included in the sale, NO WARRANTIES GIVEN THEREON.** Space for everyday dining. Parador-style lined ceiling with spotlights. Access out into the Hallway.



BEDROOM 1: Approx. 9'9 x 13'2. A bright and spacious double bedroom with a side-facing window. Electric wall panel heater.

BEDROOM 2: Approx. 9'5 x 12'2. Another bright and spacious double bedroom with a side-facing window. Built-in wardrobe with shelving and hanging rail. Electric wall panel heater.

SHOWER ROOM: Approx. 6'6 x 7'. Comprising a vanity unit incorporating the wash-hand basin and WC. Corner shower cubicle housing an Electric Shower. Wet wall panel finish. Opaque glazed window allows for natural light and ventilation.

INCLUDED IN THE SALE: Fitted window blinds and curtains. Fire surround and Electric Fire in the Lounge. Kitchen appliances to include Electric Oven and Hob, Automatic Washing Machine, Fridge and Freezer, **NO WARRANTIES GIVEN THEREON.**

EXTERNALLY: There is a private storage cupboard just outside the front door. The mutual foyer has a rear door with access out to the mutual enclosed drying area and bin storage.



Property Professionals

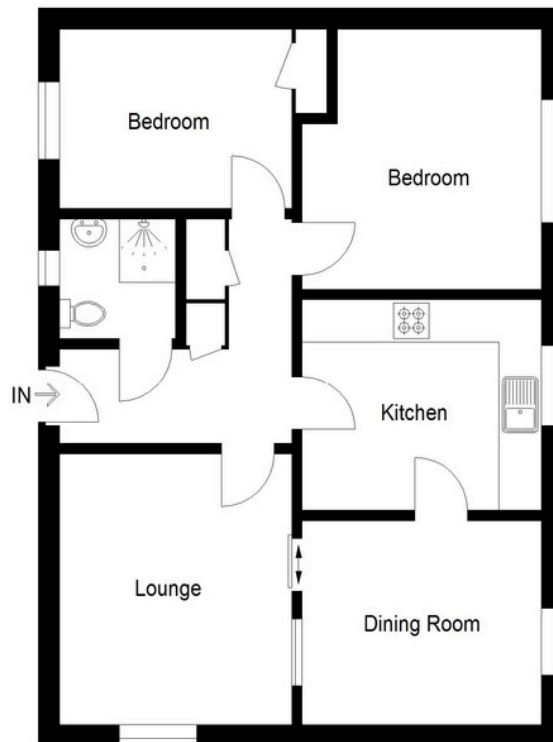
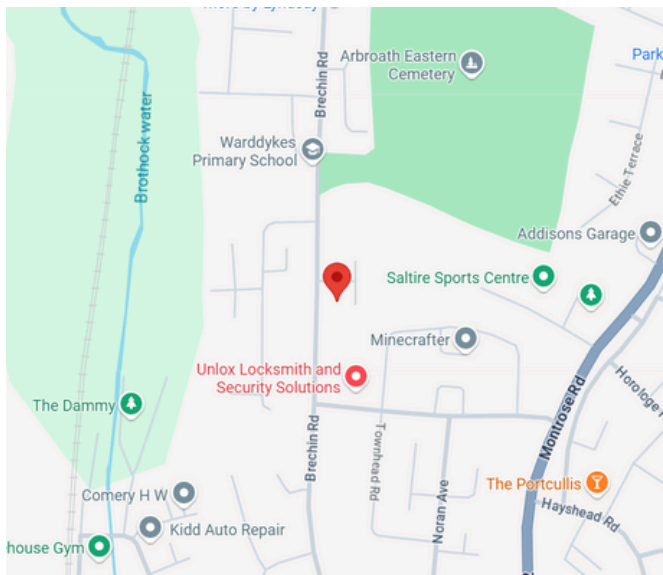


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Not To Scale (ID1223987 / Ref:90998)



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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tspc

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