

Connelly Yeoman



**36 UNION STREET EAST,
ARBROATH, DD11 1DA**

**FIRST FLOOR
APARTMENT**



- Spacious first floor flat
- Within a popular residential area close to the town centre
 - Gas Central Heating and Double Glazing
- Mutual Drying Green with private outbuilding



OFFERS OVER
£70,000

Property Description

This bright and airy FIRST FLOOR APARTMENT is ideally situated at the historic 'Fit o The Toon' area, close to the town centre and with costal walks on your doorstep. Providing generously proportioned accommodation on one level the property has been well maintained and enjoys the benefit of Gas central heating, double glazing and comprises of a spacious lounge, kitchen, two double bedrooms and a bathroom. Outside is accessed to a mutual drying area.

ACCOMMODATION:

LOUNGE, KITCHEN TWO BEDROOMS, BATHROOM.

ENTRANCE HALLWAY:

Entry through a substantial wooden door.

LOUNGE:

Approx. 15'4 x 13'5. Front facing with neutral decor.

KITCHEN:

Approx. 8'4 x 8'. Fitted out with cream and wood wall and base units with a retro style space saving folding table, integrated fridge/freezer and plumbing for a washing machine. this room has a window overlooking the rear of the property and is fully tiled.



BEDROOM:

Approx. 15'4 x 13'4. A great size bedroom with front facing window and a built in storage cupboard

BEDROOM 2:

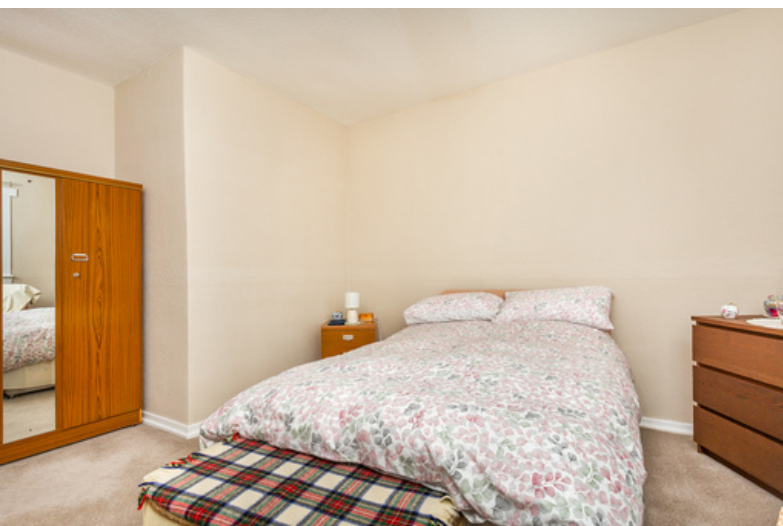
Approx. 12'5 x 9'1. Another good size bedroom with rear facing window.

BATHROOM:

Approx. 8'4 x 4'11. Fitted with a three piece white suite with a shower over the bath, fully tiled and has a window. Wood panelling to the bath, wash hand basin and ceiling and storage under the wash hand basin.

OUTDOOR SPACE:

Communal drying space.



Property Professionals

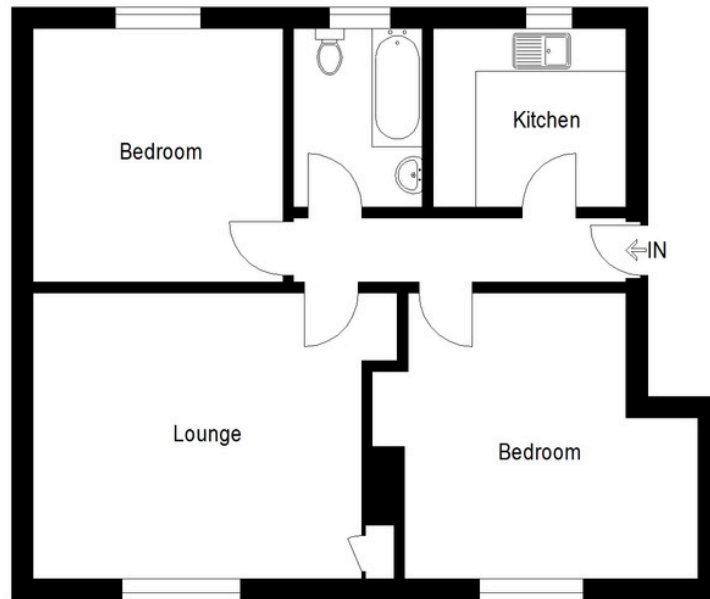
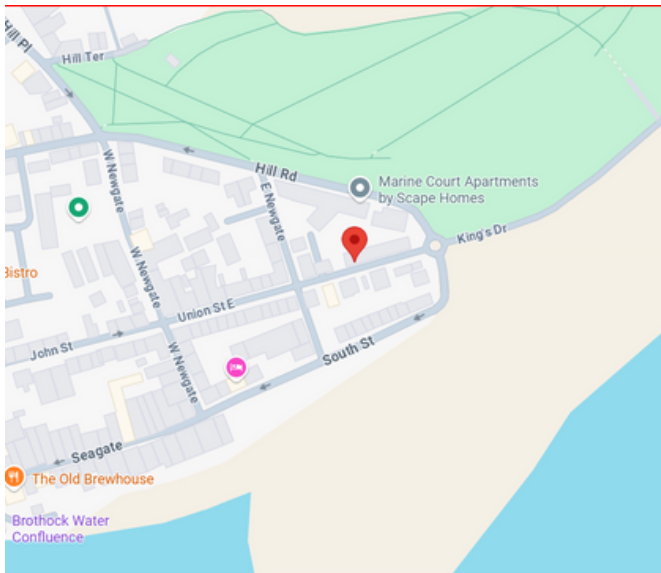


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Not To Scale (ID123979 / Ref:91215)



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