

# Connelly Yeoman



**22 DENLEY GARDENS, ARBROATH, DD11 2EQ**

**1<sup>st</sup> Floor Flat**



- Spacious first floor flat
- Within a popular residential area close to the town centre
  - Partial Electric Storage Heating and Double Glazing
  - Mutual Drying Green
- Home Report Valuation £80,000



**FIXED PRICE**  
**£76,000**

# Property Description

This most impressive, bright and airy two bedroom FIRST FLOOR APARTMENT is ideally situated within a desirable residential area close to the town centre and provides generously proportioned accommodation on one level. The property requires some updating and is currently without floor coverings. It has partial electric storage heating, double glazing and ample storage with access to attic space and comprises of a spacious lounge, kitchen, 2 bedrooms and shower room. Outside there is a mutual drying area.

## **ACCOMMODATION:**

**ENTRANCE HALLWAY, LOUNGE, KITCHEN, 2 BEDROOMS AND A SHOWER ROOM**

## **ENTRANCE HALLWAY:**

Entry to the flat is via a mutual entryway with stairs leading to the first floor and the front door of the property. In the hallway there are wall hooks for coats etc, a shelved storage cupboard which houses the water tank and the immersion switch and an access hatch to the loft space.

## **LOUNGE:**

Approx. 15'3 x 10'. Facing the front of the property there is neutral décor, wall lights and a storage heater. A sliding door leads into the kitchen.

## **KITCHEN:**

Approx. 7'2 x 9'4. Fitted with a range of base and wall units with coordinating work surfaces incorporating a stainless steel sink with a mixer tap and splash back. There is plumbed space for an automatic washing machine and space for an under counter fridge and freezer. There is an electric oven (it is a little dated) and a four burner hob with extractor above. A window overlooking the front of the property provides both natural light and ventilation.



**BEDROOM 1:**

Approx. 9'2 x 10'3. A rear facing double bedroom with wall shelving and a built in double wardrobe.

**BEDROOM 2:**

Approx. 8'2 x 10'4. Also facing the rear with a built in double wardrobe housing the electrics.

**SHOWER ROOM:**

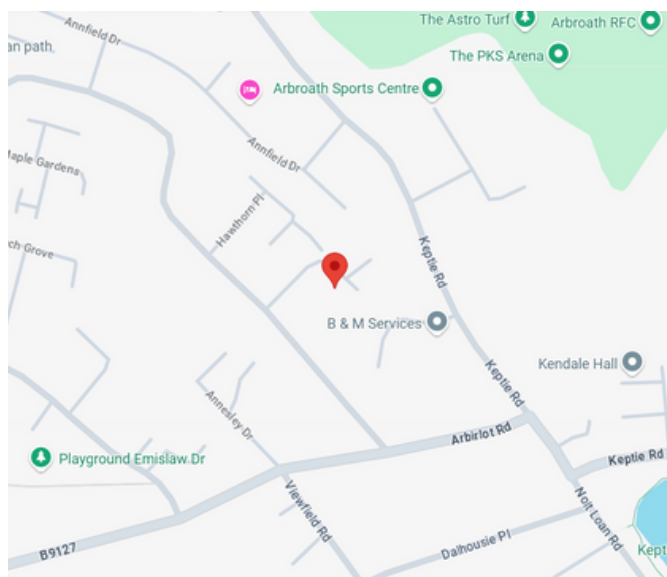
Approx. 5'6 x 7'4. With a 2 piece suite and a separate shower enclosure housing an electric power shower. The shower area is wet wall lined with wall tiling to the rest of the suite area and an extractor fan to the ceiling.

**OUTSIDE:**

The property benefits from a shared drying green with poles and is mainly laid to lawn with mature shrubs and bushes.



# Property Professionals



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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Yeoman**

**tspc**

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