



5 HAWTHORN PLACE, ARBROATH DD11 2HR

FIRST FLOOR FLAT



Key Features

- Bright and spacious first floor flat in a block of similar flatted properties
- Ideally located in a popular residential area yet close to local shops and amenities
 - Electric Heating, Double Glazing and ample storage
- Mutual Drying area and bin storage to the rear of the building



FIXED PRICE
£60,000

Property Description

This attractive, bright and airy, two bedroom FIRST FLOOR FLAT is ideally situated within a popular residential area of the town, known locally as Timmergreens, and within easy reach of local shops, supermarkets, and close to Keptie Pond and Angus College campus. The property offers spacious, well laid out accommodation and benefits from Electric storage heating and Double glazing. The property is presented with fresh decor. Externally, there is a mutual main entrance foyer with stairs leading to the property. At the rear of the building is a mutual rear drying area and bin storage. Overall, this property would suit a variety of buyers, perhaps as a good First Time Buy prospect, and viewing is recommended.

ACCOMMODATION: MUTUAL GROUND FLOOR ENTRANCE FOYER WITH STAIRCASE TO THE FIRST FLOOR:- ENTRANCE VESTIBULE/PORCH, HALLWAY, LOUNGE & DINING AREA, KITCHEN, BATHROOM, 2 BEDROOMS.

ENTRANCE VESTIBULE/PORCH AREA: Approx. 8'2 x 4'7. Enter into the property via a double glazed entrance door. This area is an ideal space, perhaps useful as a Study area. There is a built-in storage cupboard with a louvre door. A bi-fold door leads through into the Hallway. In the Hallway there is a large, walk-in storage cupboard and another storage cupboard which has shelving.

LOUNGE & DINING AREA: Approx. 18'3 x 11'7. A bright and spacious Lounge, with both front and rear-facing windows. Built-in Fyffe-stone fireplace with an Electric fire. Ample space for dining table and chairs. Electric storage heater.

KITCHEN: Approx. 14'2 x 6'3. A galley style Kitchen, with a large rear-facing window. The kitchen has base and wall mounted units in an antique pine finish, worktop surfaces and sinktop. Electric Oven and an Electric Hob above, extractor hood. Space for a fridge/freezer. Plumbing for an automatic washing machine. Breakfast bar worktop area.



BEDROOM 1: Approx. 14'4 x 9'3. A spacious main Bedroom, with a rear-facing window. There is a built-in cupboard which houses the hot water tank.

BATHROOM: Approx. 6'5 x 4'9. Comprising a three piece white bathroom suite, partial wall tiling at the bath area. Vinyl flooring in a wood grain effect. Opaque glazed window allows for natural ventilation.

BEDROOM 2: Approx. 13'1 x 8'5. Another spacious Bedroom, with a front-facing window.

OUTSIDE: Mutual drying area to the rear of the building, together with bin storage areas.



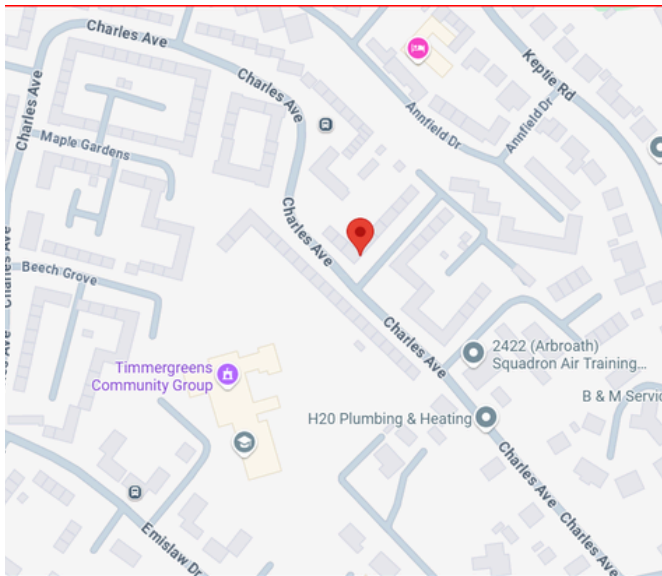
Property Professionals

FIRST FLOOR
68.0 sq.m. approx.



TOTAL FLOOR AREA : 68.0 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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