



6 JAMIESON STREET, ARBROATH DD11 2AZ

GROUND FLOOR APARTMENT



Key Features

- Spacious and recently refurbished Ground Floor Apartment
- Within a popular residential area close to the town centre and West Port area
- Gas Fired Central Heating and Double Glazing, ample storage
- Mutual Garden/Drying Green with an Outhouse



OFFERS OVER

£110,000

Property Description

This most impressive, bright and airy, GROUND FLOOR APARTMENT is ideally situated within a very popular residential area close to the town centre and busy West Port area of the town. Arbroath train station and the bus station are within easy walking distance of the property, offering good commute routes to both Aberdeen and Dundee. The property has been upgraded/refurbished and offers spacious, well proportioned accommodation on one level, and enjoys the benefits of Gas Fired Central Heating, Double glazing and ample storage. **Outside, there is a mutual garden area/drying green, mutual washhouse and a private Outhouse.** Overall, this property provides excellent accommodation and early viewing is to be recommended.

ACCOMMODATION:

Entrance Vestibule & Hallway, spacious Lounge, large Dining Kitchen, Main Bedroom, 1 refurbished Bathroom, Study Room, Bedroom 2.

ENTRANCE VESTIBULE & HALLWAY:

Enter via a double glazed entrance door into the Vestibule, with internal glass panelled door through into the Hallway. CH Radiator. The Hallway leads into an inner hallway which gives access to the rear door out to the mutual rear garden.

LOUNGE:

Approx. 15'6 x 16'4. A spacious Lounge with both side and front facing windows. There is a newly installed wood burning stove on a fireplace and brick wall/hearth. Feature media wall with TV, lighting and display areas. Two CH Radiators.

DINING KITCHEN:

Approx. 17'7 x 12'2. Another generously proportioned room, with two front-facing windows. The kitchen area is fitted with base and wall mounted units, worktop surfaces and a stainless steel sink with mixer tap. Built-in double Electric Oven, Gas Hob. Plumbing and space for an automatic washing machine. Space for a fridge/freezer. The dining area offers ample space for everyday dining table and chairs. Wall mounted gas central heating boiler.



MASTER BEDROOM 1:

Approx. 7'9 x 15'. The spacious main bedroom has a rear-facing window. There is one wall which is complete with shelving and hanging space wardrobes with sliding wooden doors. Ample space for bedroom furnishings. CH Radiator.

BATHROOM:

Approx. 5'2 x 10'7. The bathroom has been recently upgraded and comprises a newly installed WC., wash-hand basin and bath with an over the bath shower (hand-held and deluge attachments). Modern wet wall finish. Parador style ceiling with spotlights. CH Radiator. Rear-facing opaque window.

STUDY ROOM:

Approx. 6' x 9'. Ideal as a study room, with a rear-facing window and storage areas.

BEDROOM 2:

Approx. 12'3 x 10'8. Another good sized double bedroom, with a side-facing window. CH Radiator.



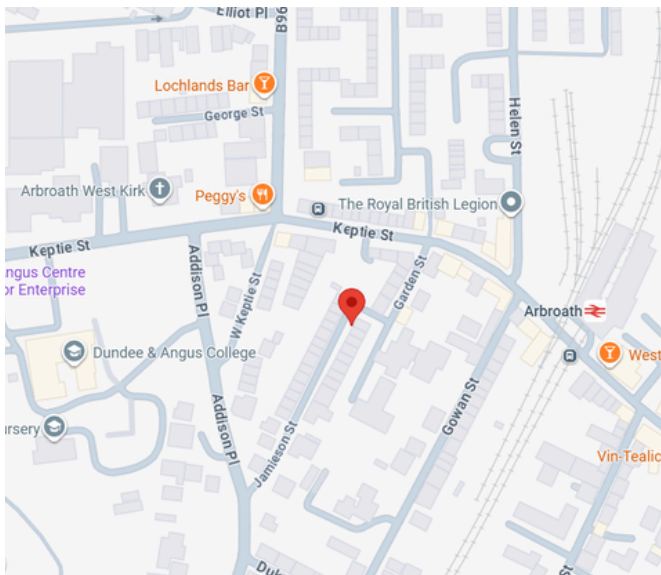
Property Professionals

GROUND FLOOR
172.1 sq.m. approx.



TOTAL FLOOR AREA : 172.1 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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