

Connelly Yeoman



**3F WEST PORT
ARBROATH DD11 1RF**

FIRST FLOOR FLAT



- Bright and spacious 1 Bedroom First Floor Flat
- Located in the popular West Port shopping area close to the town centre
- Electric Heating and Double Glazing, fresh modern decor and fittings
- An Ideal First Time Buy



OFFERS OVER
£45,000

Property Description

This bright and airy one bedroom FIRST FLOOR FLAT is located in the very popular West Port area of the town of Arbroath, ideally situated within close proximity to local shops, good public transport routes (both the bus and main coast railway station serving the town are within easy reach). The property has been well maintained and enjoys the benefit of Electric heating, Double glazed windows and ample storage. Access is via a main entrance door on the West Port, into a mutual entrance close and stairway leading up to the Flat and on entering into the Inner Hallway the property comprises of a bright and spacious open plan Lounge and Kitchen area, Shower Room and a Double Bedroom, all freshly decorated and well presented throughout. An ideal First Time Purchase or single person accommodation, within easy reach of central amenities.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, SHOWER ROOM, OPEN PLAN LOUNGE & KITCHEN AREA, DOUBLE BEDROOM.

ENTRANCE HALLWAY: Enter into the Inner Hallway where there is wood-effect flooring, a built-in low cupboard housing the electrics and a good-sized storage cupboard (with shelving), ideal for coats and shoe storage. A door leads off into the Shower Room. A further door leads off the Hallway into the open plan Lounge and Kitchen area.

SHOWER ROOM: Approx. 4'1 x 8'7. Comprising a two piece white bathroom suite and a walk-in shower enclosure housing an Electric shower. Wall tiling to the shower areas. Wood-effect flooring. Wall mounted storage cabinet. Chrome heated towel rail.

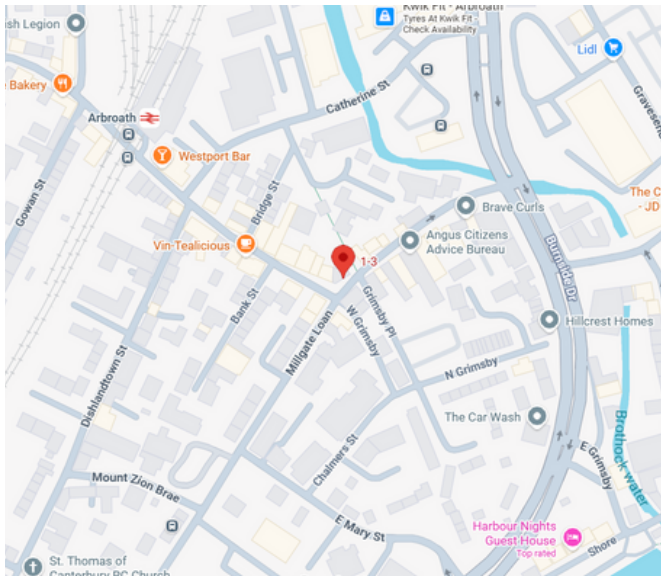
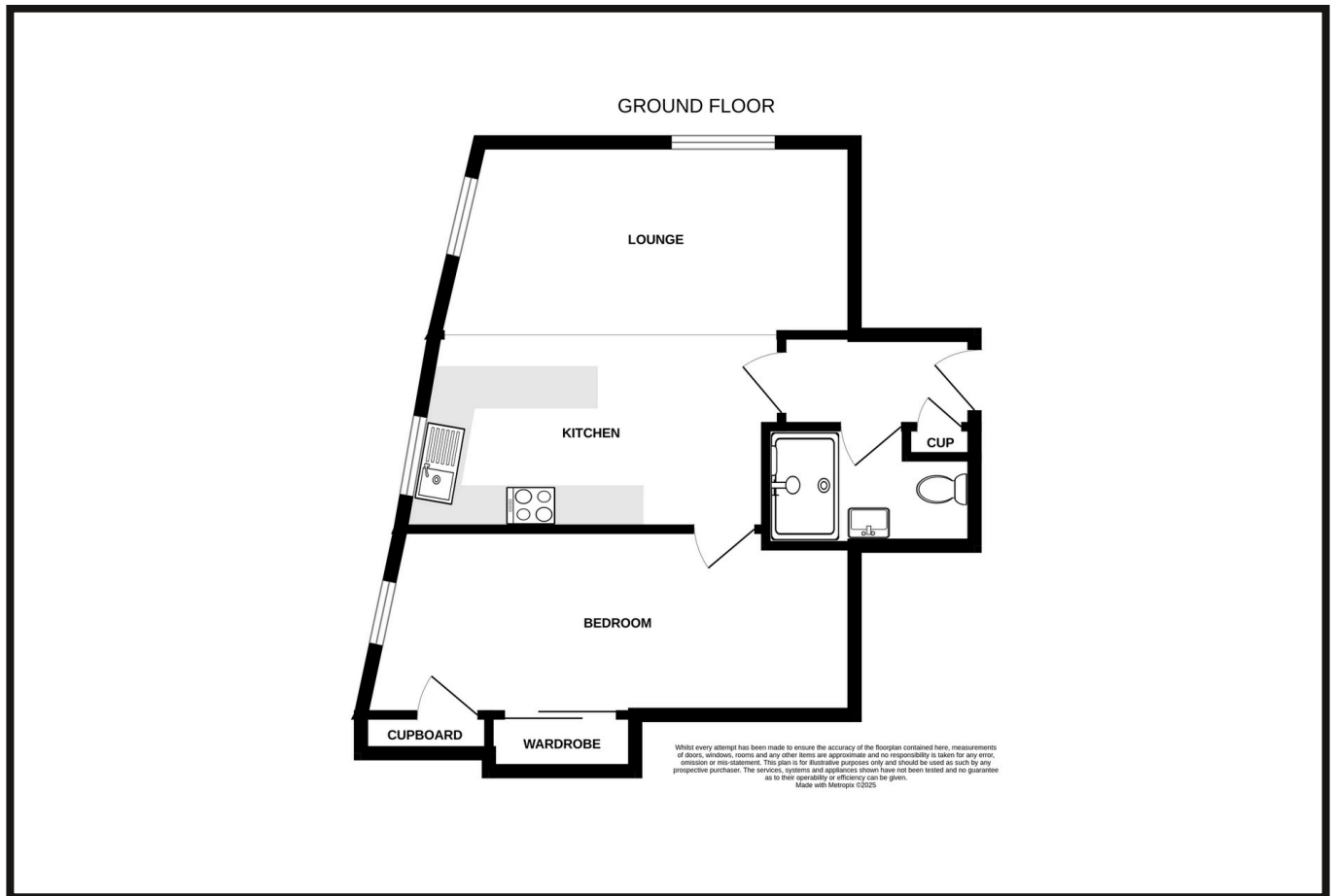


OPEN PLAN LOUNGE AND KITCHEN: Overall space measures approx. 21'7 x 13'7 (at widest point). The Lounge area is lovely and bright, with dual aspect windows, one to the front and one to the side of the property. Carpeted flooring and modern neutral decor. Open through to the Kitchen area, which has wood-effect flooring and is fitted with a range of base and wall mounted units, co-ordinating worktop surfaces and stainless steel sink with mixer tap. Breakfast bar area offers space for casual dining. Kitchen appliances to include:- Electric Oven, 4 burner Electric Hob with extractor above. Plumbing and space for an automatic washing machine and space for other white goods.

BEDROOM: Approx. 14' x 10'4. Located from the Kitchen area, through into the Double Bedroom. This is a bright and spacious double-sized Bedroom, with side windows, fitted carpeting and built-in double wardrobe with sliding mirror doors. Additional built-in storage cupboard with shelving.



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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