



6 GARDEN STREET, ARBROATH, DD11 2BD

1ST FLOOR FLAT



- Spacious two bedroom first floor flat with many traditional features
 - Within a popular residential area close to the town centre
- Gas central heating and double glazing (One single glazed unit in hallway)
 - Home Report Valuation £90,000



OFFERS OVER
£85,000

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. The property has been well maintained and has retained many of the original character features which include a stained glass window, picture rails and ornate ceiling cornicing. Unusually, this flat has a main front door off Keptie Road and a rear door accessed via an external staircase. There are mutual garden grounds mainly laid to lawn and a stone built outhouse private to flat 6. Early viewing would be highly recommended to avoid any disappointment.

ACCOMMODATION:

ENTRANCE HALLWAY, LOUNGE, DINING KITCHEN, TWO DOUBLE BEDROOMS, BATHROOM AND A REAR PORCH.

ENTRANCE HALLWAY:

A welcoming hallway with wood effect floor and many original features including a stain glass window and high ceiling. A hatch provides access to the loft space.

LOUNGE:

Approx. 13'5 x 15'4. A generous and bright room with dual windows overlooking the front of the property. There is carpeting to the floor, and traditional features that include a shallow shelved cupboard and ornate cornicing.

DINING KITCHEN:

Approx. 16' X 16'8. Fitted with a range of base and wall units with coordinating work surfaces incorporating an under mounted ceramic butlers sink with mixer tap, free standing range style cooker with five burner gas hob, extractor hood, plumbed space for white goods and space for a fridge freezer. The heating boiler is houses here.

REAR PORCH:

Approx. 4'6 x 5'8. Providing a useful utility area with plumb space for an automatic washing machine. A door leads for here into the kitchen.



BEDROOM 1:

Approx. 12'10 x 11'11. A good sized spacious double bedroom facing toward the front of the property with carpeting to the floor, ceiling cornicing, picture rail and a shallow shelved storage cupboard with hanging rails.

BEDROOM 2:

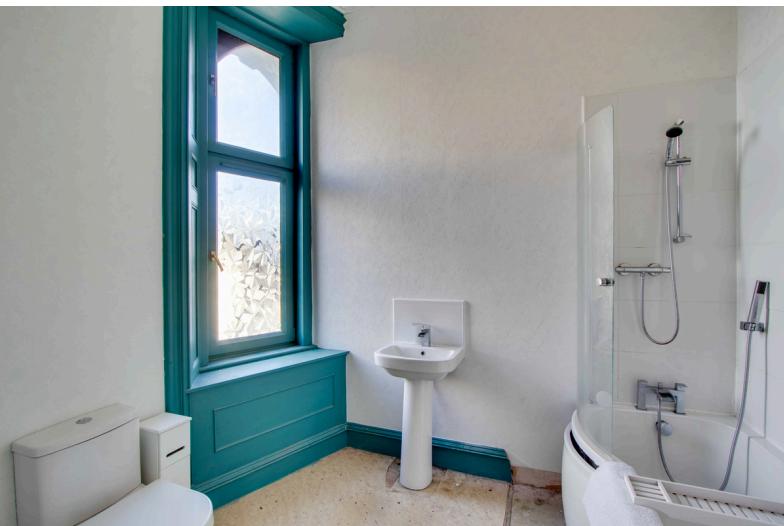
Approx. 13'6 x 15'7. With carpeting to the floor this large double bedroom has ample room for furnishings. It faces towards the rear of the property and has ceiling cornicing, a picture rail and a shallow shelved storage cupboard.

BATHROOM:

Approx. 9'10 x 9'1. Fitted with a white three piece suite. The bathroom has a mains power shower above the pea shaped bath, front facing opaque window, wet wall to the bath area and a heated towel rail.

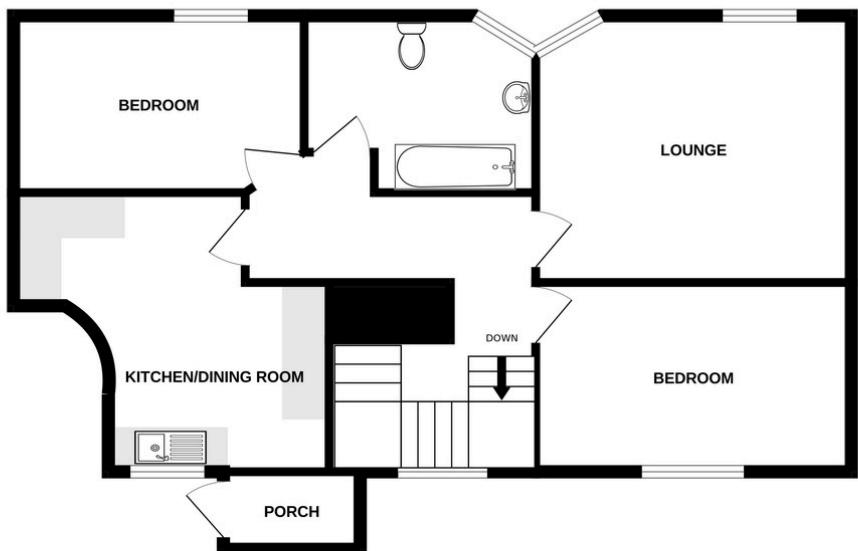
GARDEN:

To the rear of the property there is a shared garden mainly laid to lawn. A stone outbuilding is private to flat 6 providing useful added storage. An external staircase leads from here to the rear porch.

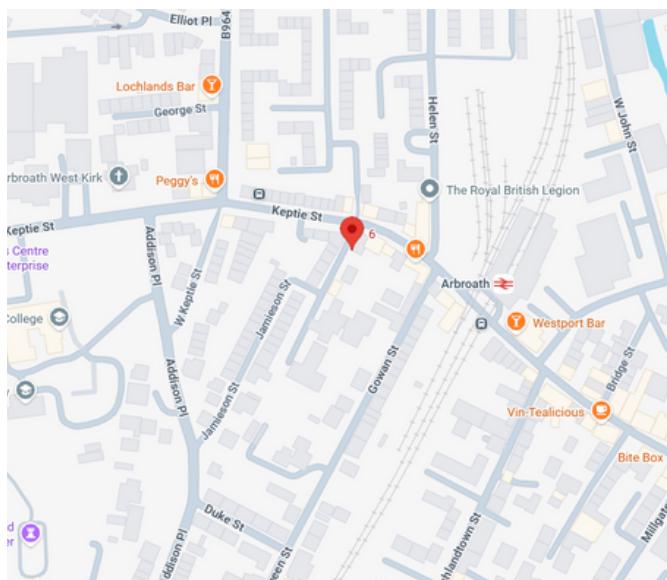


Property Professionals

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows 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 equipment have not been tested and no guarantee as to their operability or efficiency can be given.
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