Connelly Yeoman

11 ROWAN PATH, ARBROATH, DD11 2HN

1ST FLOOR FLAT

- Spacious two bedroom first floor flat
- Within a popular residential area close to the town centre
- Mutual Drying Green

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OFFERS OVER

£80,000

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Property Description

Situated within a well established residential area of Arbroath this two bedroom FIRST FLOOR APARTMENT is well proportioned and offers comfortable accommodation ideally suited for first time buyers, downsizers or buy to let investors. This ex-local authority property benefits from generous room sizes typical of its era, with a bright and spacious lounge providing ample space for both relaxation and dining. The fitted kitchen offers a practical layout with good storage and worktop space. There are two well-proportioned double bedrooms, each enjoying plenty of natural light, along with a family bathroom fitted with a three piece white suite. Located within easy reach of local amenities, schools and public transport links, the flat also benefits from the convenient access to Angus coastline attractions and the wider town centre of Arbroath, making it a practical and affordable home in a popular residential setting.

ACCOMMODATION:
ENTRANCE HALLWAY, LOUNGE, KITCHEN, BATHROOM AND TWO BEDROOMS

ENTRANCE HALLWAY:
A mutual staircase leads up to the front door of the property. There is wood effect flooring and two good sized storage cupboards with shelving, ideal for household items and one of which houses the electrics.

LOUNGE:
Approx. 10'9 x 18'1. A bright and spacious lounge with dual aspect windows with ample space for furnishings. The wood effect flooring flows from the hallway.

KITCHEN:
Approx. 8' x 11'8. Fitted with a range of base and wall units with coordinating work surfaces incorporating a stainless steel sink with a mixer tap. A rear facing window overlooks the mutual garden. There is a free standing electric oven and grill with a four burner hob and extractor above, plumb space for an automatic washing machine and an under counter fridge and freezer, which can remain in the property by separate negotiation.

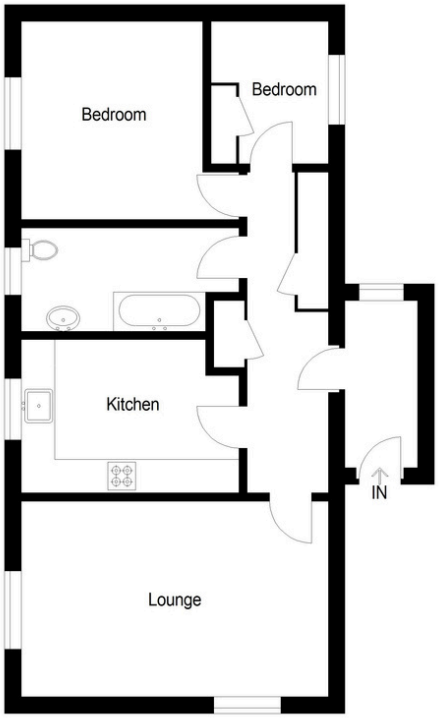
BEDROOM 1:
Approx. 9'1 x 11'8. A good sized carpeted double bedroom overlooking the rear of the property with fitted wardrobes.

BEDROOM 2:
Approx. 8'5 x 14'10. With carpeting to the floor, this bright and tastefully decorated double bedroom has ample space for furnishings.

BATHROOM:
Approx. 5'1 x 11'8. Fitted with a three piece white suite and wall tiling throughout, there is an electric power shower above the bath, a chrome heated towel rail and a rear facing opaque window. Here you will find a ceiling hatch providing access to the loft space.

OUTSIDE:
There is a mutual garden with drying green and a paved court yard.

Property Professionals



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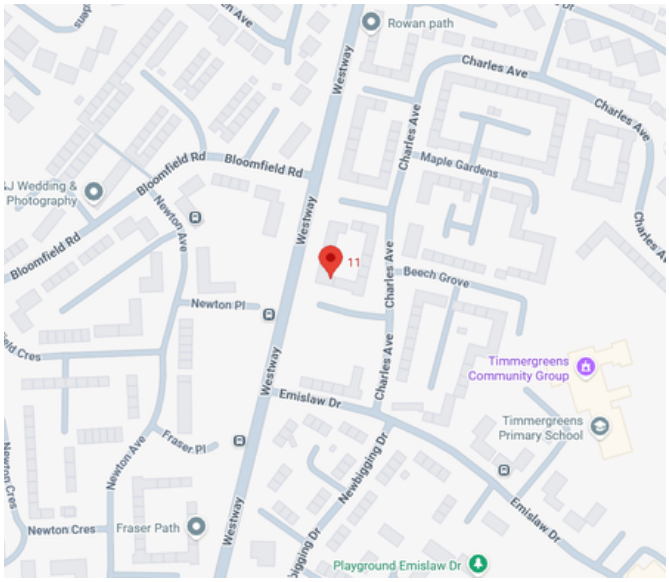

These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

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