

Connelly Yeoman



26A COMMERCE STREET, ARBROATH, DD11 1NB

FIRST FLOOR APARTMENT



- Spacious first floor apartment
- Situated in the town centre close to all amenities
 - Electric Heating and Double Glazing
 - Balcony with patio doors from the lounge



OFFERS OVER
£69,995

Property Description

This impressive, bright and airy two bedroom FIRST FLOOR APARTMENT is ideally situated in the centre of the town close to amenities and a good selection of shops, cafes and restaurants. The property has been well maintained and enjoys the benefit of electric heating and double glazing. Comprising of a spacious open plan lounge/kitchen with patio doors leading to a small balcony, two bedrooms with fitted wardrobes and a bathroom. Access is from street level with a private staircase.

ACCOMMODATION: OPEN PLAN LOUNGE/KITCHEN, TWO BEDROOMS, BATHROOM

ENTRANCE HALLWAY:

Enter through the main front door into a hallway with private staircase leading to the first floor.

OPEN PLAN LOUNGE/KITCHEN:

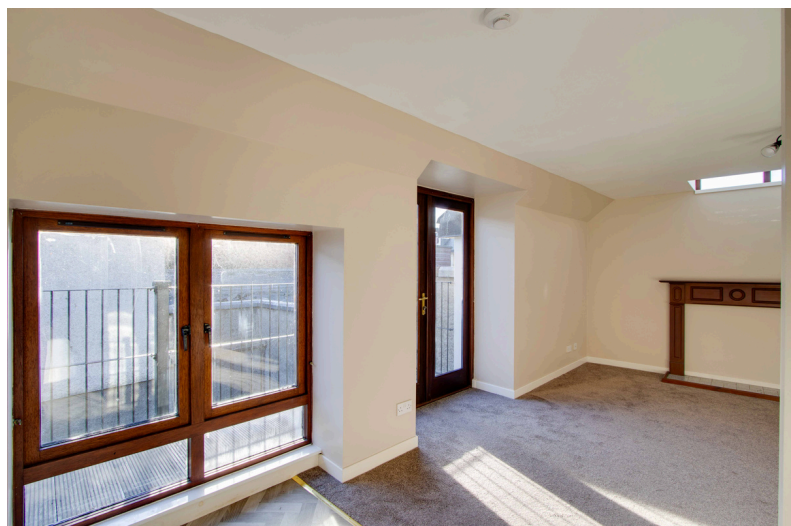
Approx. 14' x 14'4. A lovely bright lounge/kitchen area with a rear facing window and patio doors onto a small balcony area and a side window. Storage cupboard with shelving. Ornamental fireplace with wooden mantle. Carpet flooring in the lounge and a door leads into a rear hallway.

REAR HALLWAY:

A large storage cupboard with sliding doors and shelving and hanging space and a ceiling hatch giving access to the loft space.

KITCHEN:

Approx. 13'3 x 6'8. Open from the lounge into the kitchen area with wood effect flooring. A good range of base and wall units with coordinating work surfaces, stainless steel sink with hot and cold taps. electric oven, 4 burner electric hob with extractor hood above, space for a fridge/freezer and a washing machine (which will be included in the sale)



BEDROOM 1:

Approx. 9'3 x 11'6. Front facing with carpet flooring and a built-in double wardrobe with sliding mirror doors.

BEDROOM 2:

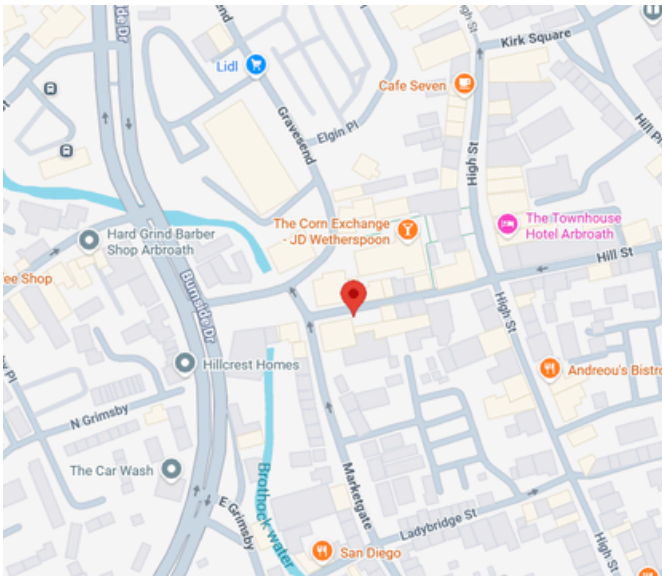
Approx. 10'4 x 11'8. Front facing with carpet flooring and a built-in double wardrobe and sliding mirror doors.

BATHROOM:

Approx. 5'10 x 5'11. Three-piece white suite with electric power shower over the bath, tile effect flooring and wall tiling.



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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