

# Connelly Yeoman



36 BENEDICT ROAD, ARBROATH, DD11 5HF

GROUND FLOOR FLAT



- Spacious ground floor flat
- Within a popular residential area close to the town centre
  - Gas Central Heating and Double Glazing
- Private front garden, mutual drying green with private outhouse & enclosed rear garden area



OFFERS OVER  
**£80,000**

# Property Description

This attractive two bedroom GROUND FLOOR FLAT at 36 Benedict Road, Arbroath, DD11 5HF offers comfortable, well-proportioned accommodation in a convenient residential setting. The property benefits from its own private front garden, providing a welcoming approach and a pleasant outdoor space to enjoy. To the rear, there is a shared garden with drying green, ideal for everyday practical use, along with a private outhouse offering valuable additional storage. Internally, the flat is bright and well laid out, with generously sized rooms that create a comfortable and easily maintained home. The property further benefits from Gas Central Heating and full double glazing, ensuring warmth and energy efficiency throughout the year. Situated within the popular coastal town of Arbroath, the property enjoys close proximity to local amenities, schools, transport links, and the town centre, making it an ideal purchase for first-time buyers, downsizers, or buy-to-let investors alike. Early viewing is highly recommended to fully appreciate the space and convenience this property has to offer.

## **ENTRANCE VESTIBULE AND HALLWAY:**

Entry from the front door into a vestibule which has wood effect flooring which flows into the hallway through a glass panelled door where there is a small cupboard housing the electrics and a double door storage cupboard ideal for larger household items.

## **LOUNGE:**

Approx. 15'4 x 11'10. A bright and spacious lounge with carpeting to the flooring and an electric fire place set in a wooden mantle providing a focal point.

## **KITCHEN:**

Approx. 14' x 8'5. Fitted with a range of base and wall units with coordinating work surfaces incorporating a stainless steel sink with mixer tap. There is a free standing electric oven and grill with a four burner hob, space for a fridge freezer and plumb space for a washing machine, tumble dryer and slimline dish washer. There is space for a small dining table and chairs and rear access into the back garden.



**BEDROOM 1:**

Approx. 11' x 10'5. Overlooking the front garden, with tasteful décor and carpet to the floor and a double fitted wardrobe.

**BEDROOM 2:**

Approx. 13'9 x 12'4. A further good sized double bedroom with carpet to the floor, a double fitted wardrobe and overlooking the rear garden.

**BATHROOM:**

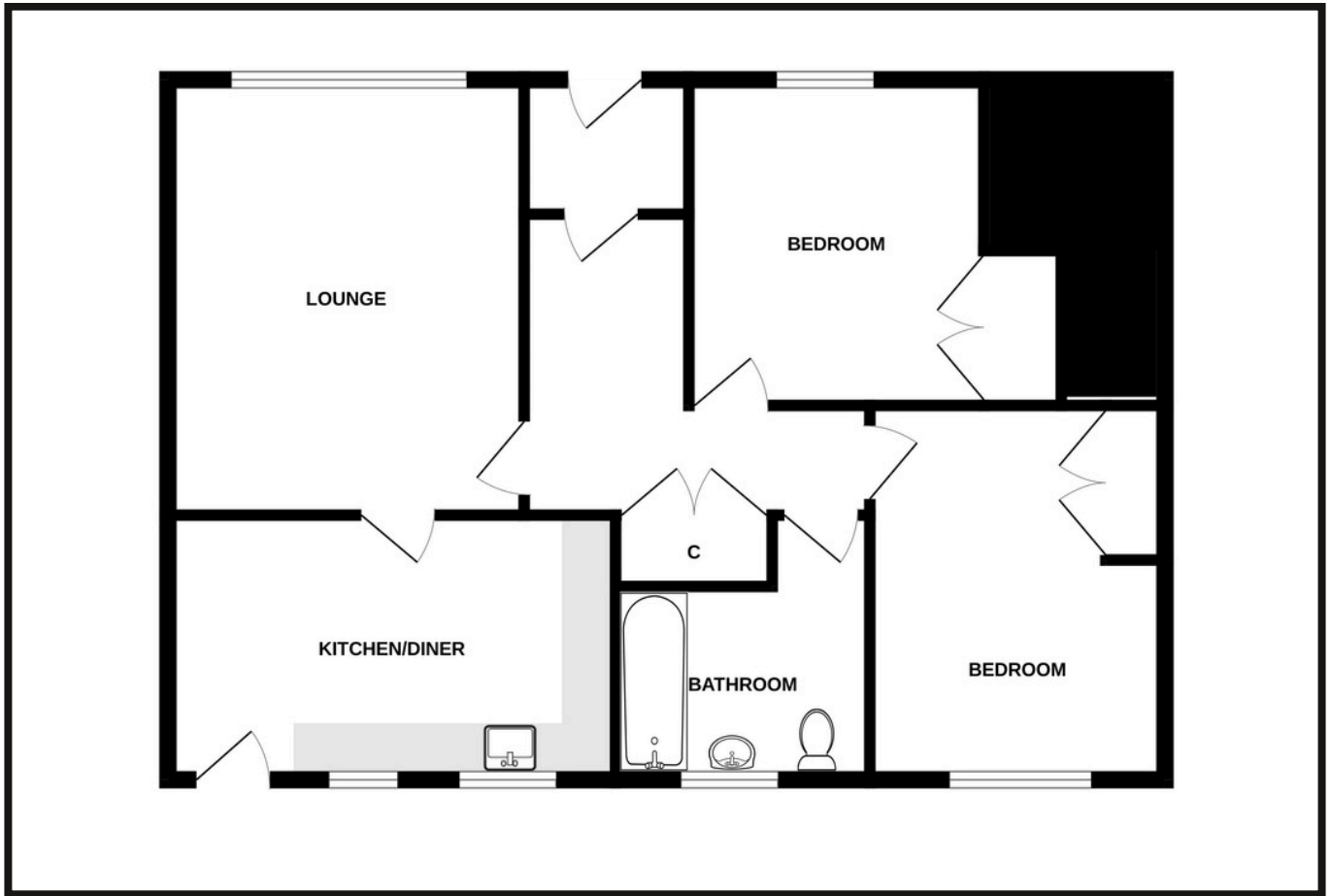
Approx. 6'1 x 8'5. A recently fitted bathroom with a three piece white suite incorporating a mains power shower above a pea shaped bath. There is a wash hand basin set in a vanity unit with storage below, wood effect flooring, wall tiling throughout and an opaque window.

**GARDEN:**

To the front of the property the garden is mainly laid to chip stone and is private to the property. The back garden has a shared drying green with poles and is mainly laid to lawn. There is a paved patio area and an outbuilding which is private to the property.



# 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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