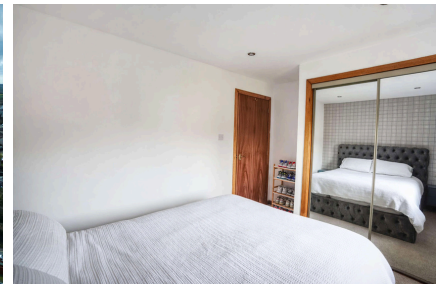


Connelly Yeoman



12 FORBES PLACE, ARBROATH, DD11 4JL

FIRST FLOOR FLAT



- Spacious two bed roomed, first floor flat
- Within a popular residential area close to the town centre
 - Gas Central Heating and Heating and Double Glazing
 - Mutual Drying Green and allocated parking space



OFFERS OVER
£105,000

Property Description

Connelly Yeoman are pleased to bring to the market this bright and airy modern two bedroom FIRST FLOOR APARTMENT which is ideally situated within a desirable residential area of Kirkton, close to the town centre and provides generously proportioned accommodation on one level. The property has been well maintained and enjoys the benefit of gas central heating, double glazing and ample storage to include loft space and comprises of a spacious lounge, kitchen, two bedrooms and a bathroom. Outside is a mutual drying area and designated parking space.

ACCOMMODATION:

ENTRANCE HALLWAY, LOUNGE, KITCHEN, TWO BEDROOMS AND A BATHROOM

ENTRANCE:

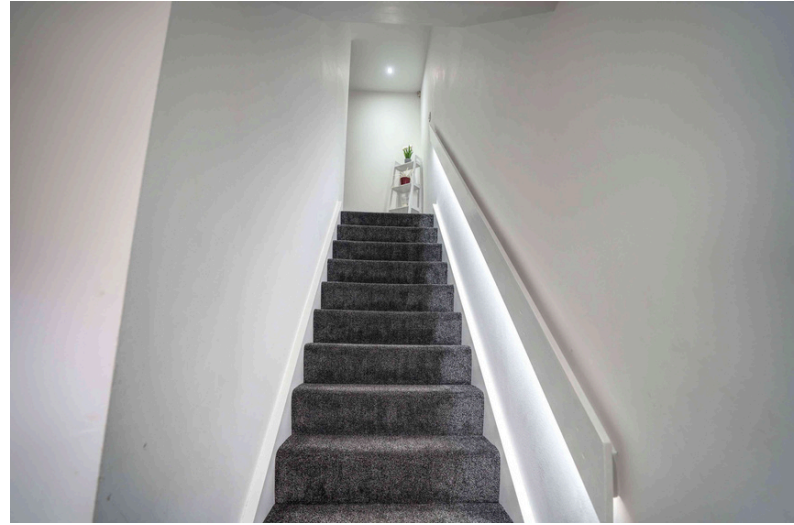
Entry is into a vestibule at ground level with stairs leading to the first floor flat. Here there are coat hooks and a cupboard housing the electrics. A staircase leads to the first floor hallway which has ceiling spotlights, a hatch leading to the loft and a further cupboard which is shelved with coat hooks.

LOUNGE:

Approx. 15'10 x 11'2. The lounge is carpeted with a rear facing bay window. A lovely and bright room with neutral décor, spotlights to the ceiling and a door leading into the kitchen.

KITCHEN:

Approx. 11'1 x 7'6. Fitted with a range of base and wall grey high gloss units with coordinating work surfaces incorporating a stainless steel sink with a mixer tap. A front facing window provides light and natural ventilation and a breakfast bar has seating for casual dining. Appliances include an electric oven, a four burner gas hob with concealed extractor above. There is plumb space for an automatic washing machine, a slim line dishwasher and space for a fridge freezer. All of which will remain in the property as part of the sale.



BEDROOM 1:

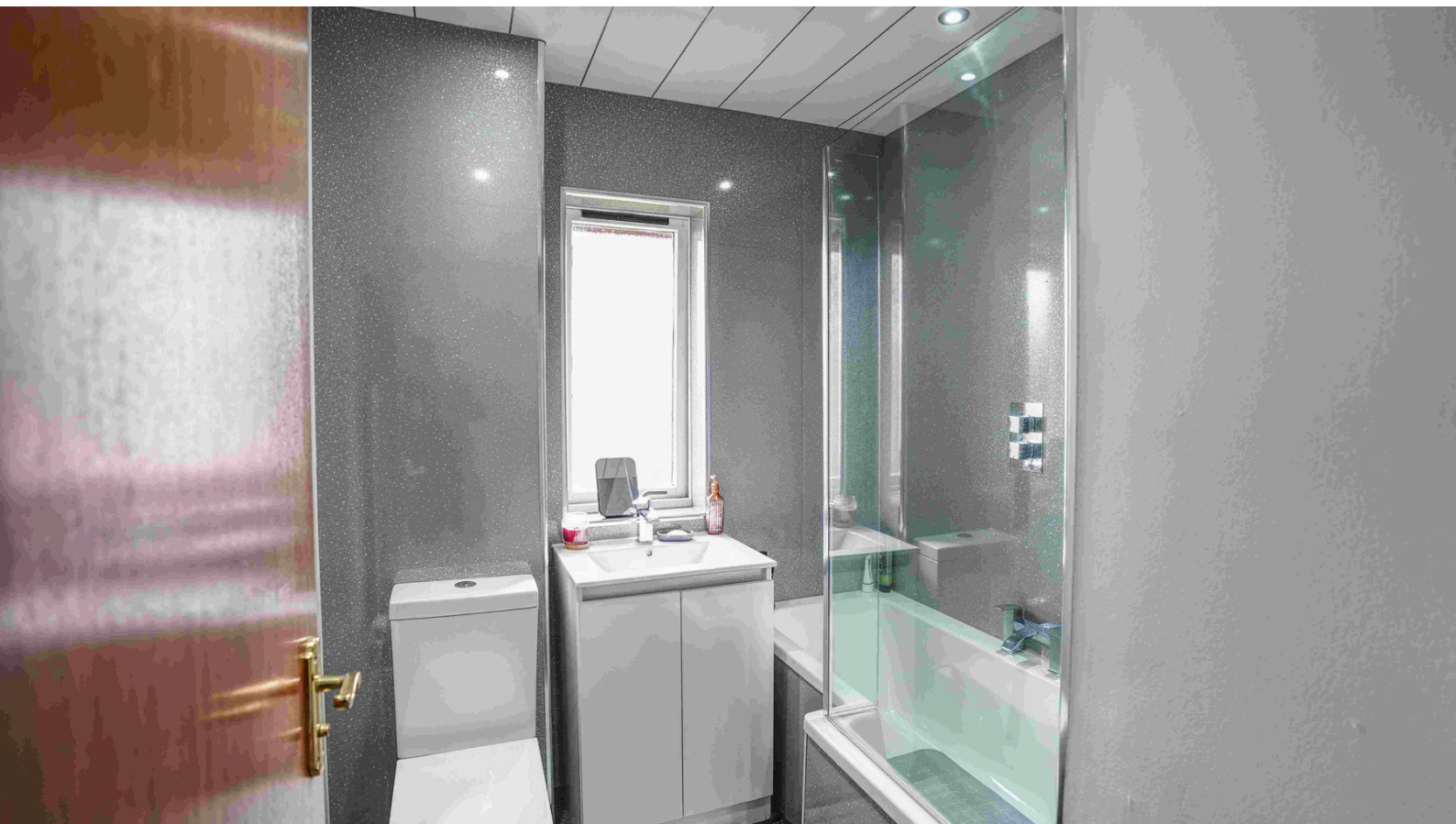
Approx. 8'10 x 12'6. A front facing double bedroom with fitted carpet, spotlights to the ceiling and a double built in wardrobe with sliding mirrored doors.

BEDROOM 2:

Approx. 8'8 x 9'2. Overlooking the rear of the property, this good sized second bedroom is decorated in neutral tones with carpeting.

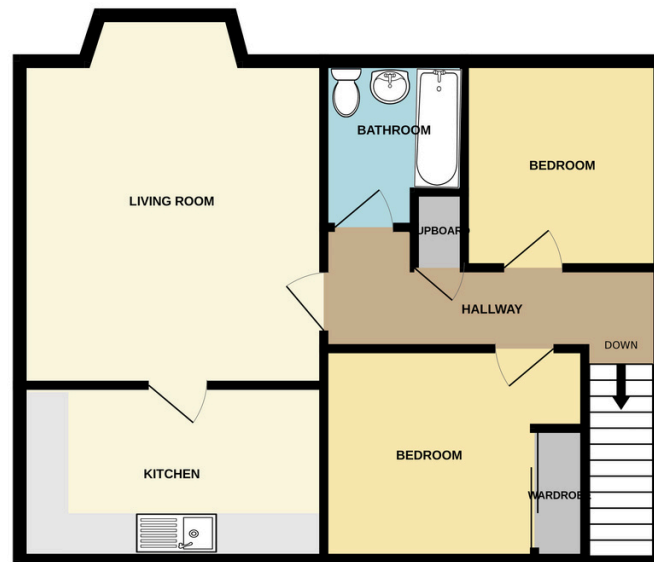
BATHROOM:

Approx. 7' x 6'6. With a three piece modern white suite, which is wet wall lined, comprising of a wash hand basin set in a vanity unit with storage below, a P- shaped bath with a rainfall shower, parador ceiling with spotlights, extractor fan and a chrome heated towel rail. There is a rear facing opaque window providing natural ventilation and light.

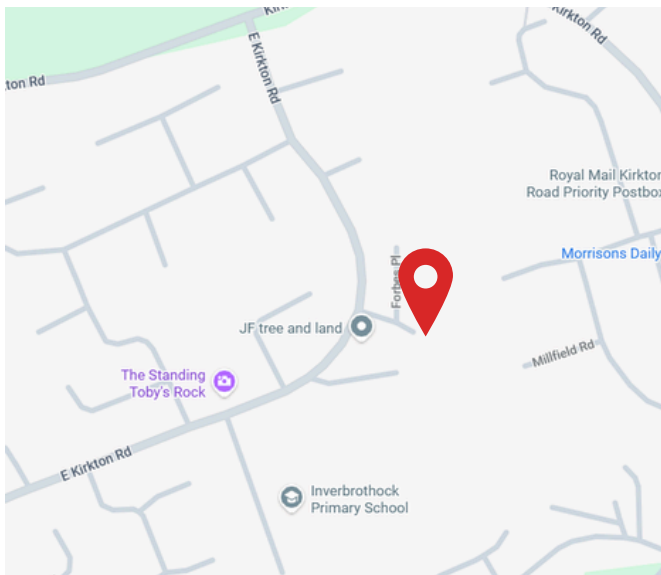


Property Professionals

FIRST FLOOR
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA - 602 sq.ft. (55.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and the responsibility is taken for any 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 appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.
Made with [Houzz](#) ©2022



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.

**Connelly
Yeoman**

tspc

Connect with us



ARBROATH OFFICE: 78 HIGH STREET, DD11 1HL, DX530458, FAX: 01241 434100
CARNoustie OFFICE: 31 HIGH STREET, DD7 6AG, FAX: 01241 859347
MONIFIETH OFFICE: UNIT 13, MONIFIETH SHOPPING CENTRE, 1 REFORM STREET, MONIFIETH, DD5 4BA