

# Connelly Yeoman

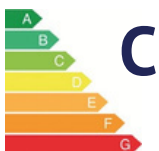


**16F ERNEST STREET  
ARBROATH DD11 1UB**

**FIRST FLOOR FLAT**



- Well presented, bright and spacious, 4 Bedroom First Floor Flat
- Ideally located in a popular area close to the centre of Arbroath, Abbey and parklands
  - Gas Fired Central Heating, Double Glazing, neutral decor throughout
  - Residents' car parking to the rear of the building, Private storage Outbuilding



OFFERS OVER  
**£105,000**

# Property Description

This attractive and well presented 4 Bedroom FIRST FLOOR FLAT is ideally situated within a popular area of the town, close to all amenities and services, and within easy walking distance of the High Street shopping, Arbroath Abbey and parkland area which is virtually on your doorstep. The property provides spacious and versatile rooms, well proportioned accommodation over one level and enjoys the benefits of Gas fired central heating and Double glazing. Outside, there is a mutual external staircase leading up to a balcony/terrace area, enjoying a sunny aspect and laid to artificial turf, which is shared with one other property. Also located to the rear of the building is a car parking for residents and there is stone-built Outbuilding which is private to this property. A shared entry way leads into the property. Overall, this property will be of interest to a variety of buyers, perhaps making for a great First Time Buy or an investment purchase, with viewing recommended.

**ACCOMMODATION COMPRISING:** SHARED ENTRANCE AREA INTO THE FLAT; INNER HALLWAY, LOUNGE/BEDROOM 4, 3 FURTHER BEDROOMS, BATHROOM, OPEN PLAN LOUNGE & KITCHEN AREA.

**INNER HALLWAY:** Entry door into the Hallway, which is laid to wood-effect flooring, flowing through the property. The electrics are housed in a top box storage cupboard. The first room is a Bedroom.

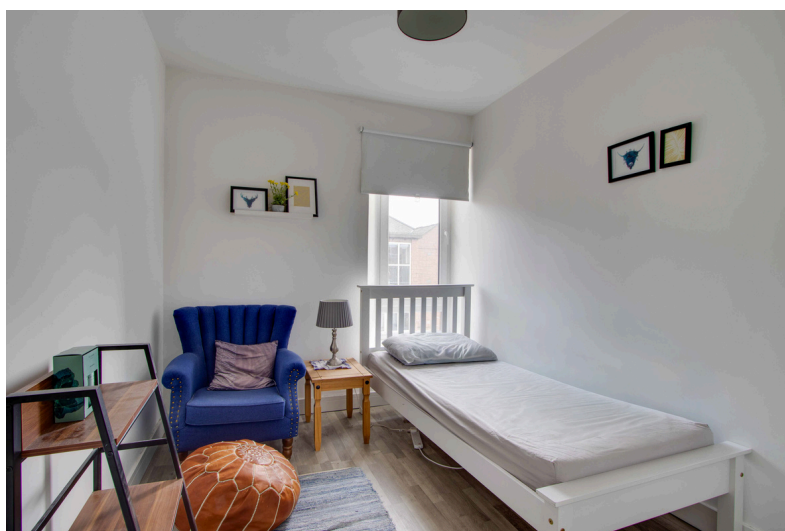
**LOUNGE/BEDROOM 4:** Approx. 11'10 x 9'7. This room is set out as a lounge/living area by the current owner but would make an ideal Bedroom or main Lounge. The room has a rear-facing window, is presented with neutral decor and wood-effect flooring. CH Radiator.

**BEDROOM 1:** Approx. 11'6 x 9'5. Another spacious room, a double Bedroom, with a front-facing window, neutral decor and wood-effect flooring. CH Radiator.

**BEDROOM 3:** Approx. 7'3 x 9'6 (at widest point). Bright L-shaped room, the smallest of the Bedrooms but still a good single size, with a front-facing window, neutral decor and CH Radiator.

**BATHROOM:** Approx. 7'7 x 7'4. Fitted with a three piece white bathroom suite and a separate shower enclosure with a mains shower. Wet wall panel finish to the suite areas. Chrome heated CH towel rail. Wood-effect flooring. Rear-facing opaque window.

**BEDROOM 2:** Approx. 8' x 10'8. Another good sized Bedroom, with a front-facing window, neutral decor and wood-effect flooring. CH Radiator.



**OPEN PLAN LOUNGE & KITCHEN AREA:** Approx. 20'7 x 9'1. This is a lovely modern space open plan to the kitchen area, with a front-facing window and ample space for dining table and chairs, and sofa/furniture settings. CH Radiator. Wood-effect flooring continued to the kitchen area.

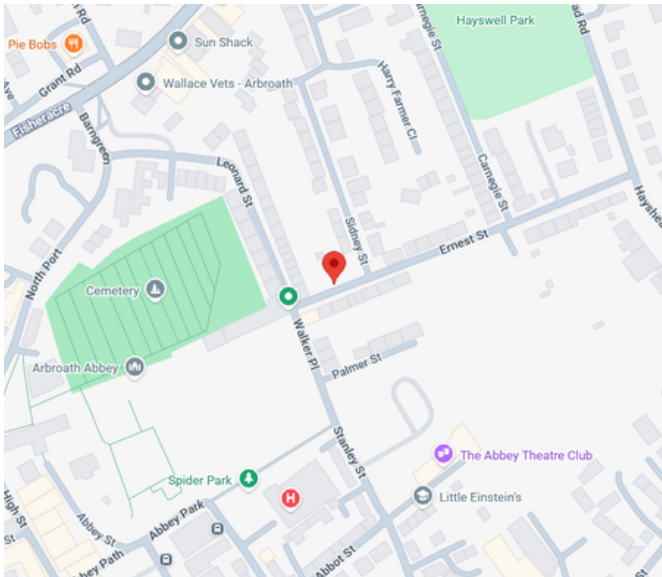
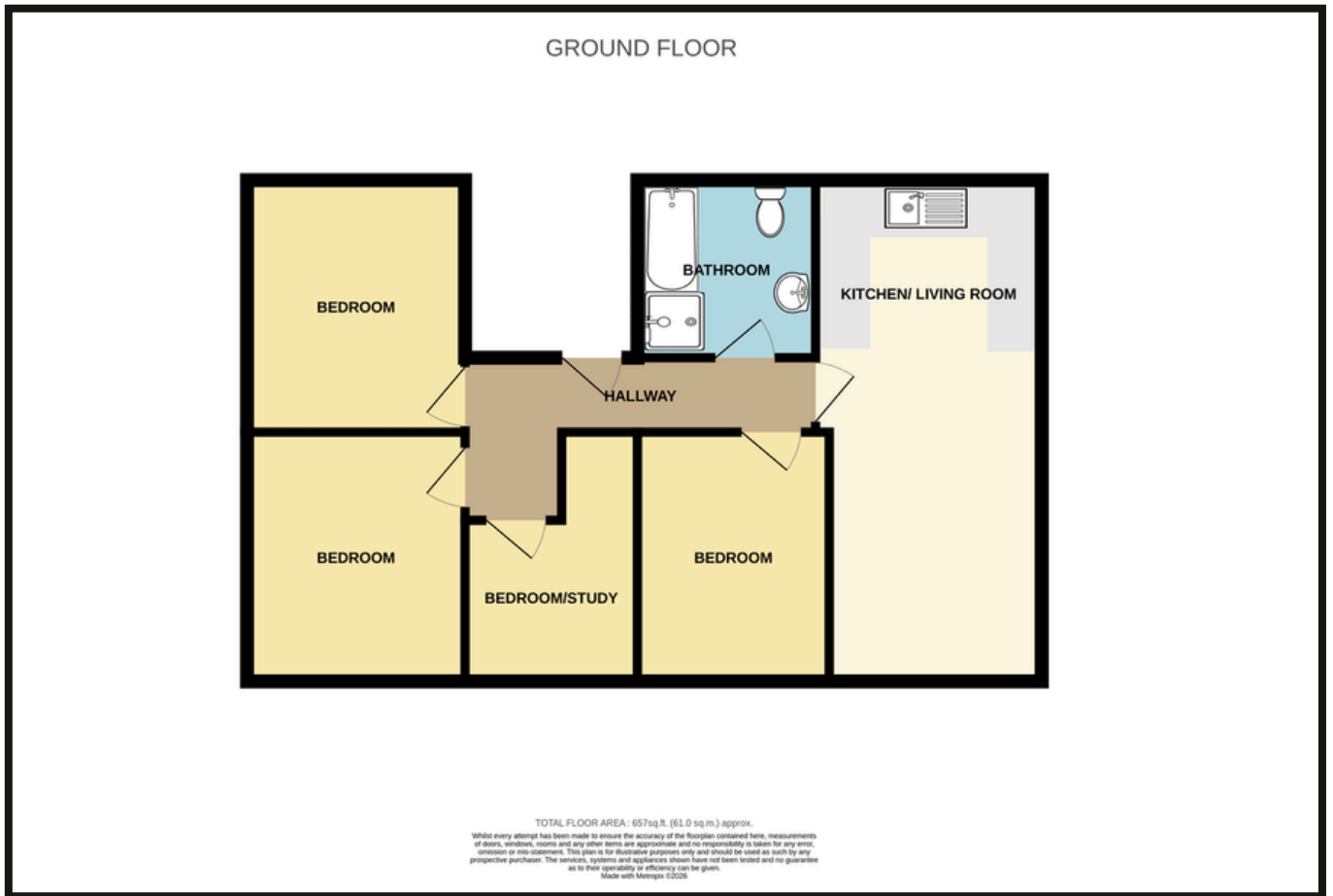
**KITCHEN AREA:** This area is fitted with a good range of base and wall mounted storage units, co-ordinated work surfaces and a stainless steel sink with mixer tap. Built-in kitchen appliances include:- Electric Oven, 4 burner Electric Hob with extractor hood above. Integrated Fridge/Freezer. Automatic washing machine and slimline Dishwasher are also included in the sale (NO WARRANTIES GIVEN THEREON). Wall mounted Gas central heating boiler. There is a rear-facing window at the kitchen area.

**EXTERNALLY:** Entering from the rear of the building, there is a mutual external staircase leading up to a balcony/terrace area, enjoying a sunny aspect and laid to artificial turf, which is shared with one other property.

Also located to the rear of the building is a car parking for residents and there is stone-built Outbuilding which is private to this property. A shared entry way leads into 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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Yeoman**

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