

# Connelly Yeoman



21 QUEEN STREET  
ARBROATH DD11 2BJ

TOP FLOOR  
APARTMENT



HOME REPORT VALUE £55,000

- Bright and airy Top Floor Apartment forming part of stone-built property
- Located in the very popular Went End area close to central amenities
- Gas Fired Central Heating, Double Glazing, neutral decor throughout
- Mutual rear drying green and garden area, all enclosed to the rear



OFFERS OVER  
**£52,000**

# Property Description

This attractive, bright and airy, one bedroom TOP FLOOR APARTMENT forms the top floor of a stone-built building which is ideally situated within a popular residential area close to the West Port and town centre areas, with local shops close-by. The Apartment has undergone upgrading by the current owner and has Gas central heating and double glazed windows, all presented with fresh neutral decor throughout. Entry is via a mutual entrance close and stairwell, with a further staircase leading up into the property which is shared with the adjoining top floor property. Externally, the enclosed rear garden has mutual drying green and lawn areas. Overall, this property would suit a variety of buyers, perhaps an ideal First Time Buy or a "bolt hole" property, and viewing is recommended.

**ACCOMMODATION COMPRISING:** ENTRANCE HALL, KITCHEN, SHOWER ROOM, LOUNGE, DOUBLE BEDROOM.

**ENTRANCE HALL:** Enter via a substantial entrance door into the Hall area; in the hall area there is tiled-effect vinyl flooring in grey colourways, which is continued through into the Kitchen, Hallway and Shower Room. External light in the internal hallway.

**KITCHEN:** Approx. 7'4 x 6'. The Kitchen has a large velux roof window which allows for lots of natural light into this space. The Kitchen has base storage units, worktop surfaces and a stainless steel sink. White brick-effect tiled splashbacks. Small Electric Hob and Electric Oven below. Under-counter space for a small fridge and freezer. Plumbing and space for an automatic washing machine. High ceilings with coombed or fall-down eaves.

**SHOWER ROOM:** Approx. 8'7 x 5'4. The Shower Room has been upgraded and comprises of a toilet; wash-hand basin set within a vanity unit with storage below; and a large walk-in shower enclosure. Marble-effect wet wall panel finish at the shower area. Further areas of wall tiling to dado height. Contemporary wall mounted CH towel rail. Built-in cupboard housing the Gas boiler. High ceiling with coombed or fall-down eaves. Velux roof window allows for natural light into the shower room.



**LOUNGE:** Approx. 14'7 (into the bay) x 11'11. This is a lovely bright Lounge, with a wide, front-facing bay window which allows lots of natural light into the room. Fresh neutral decor. Contemporary wall mounted CH Radiator in a slate grey finish.

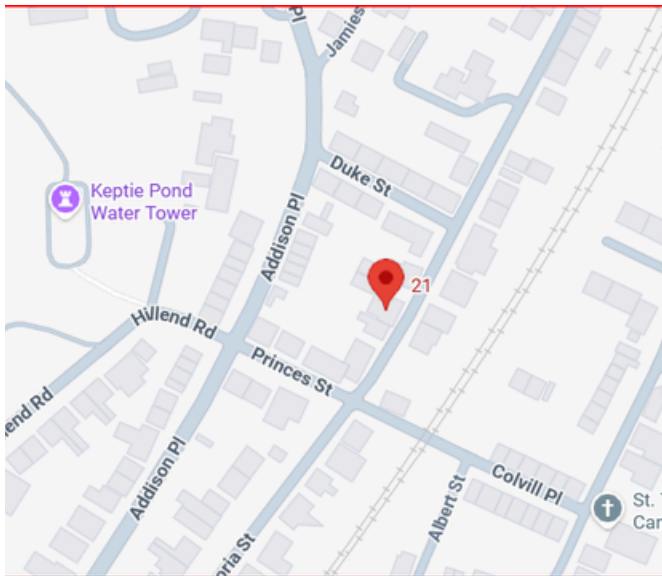
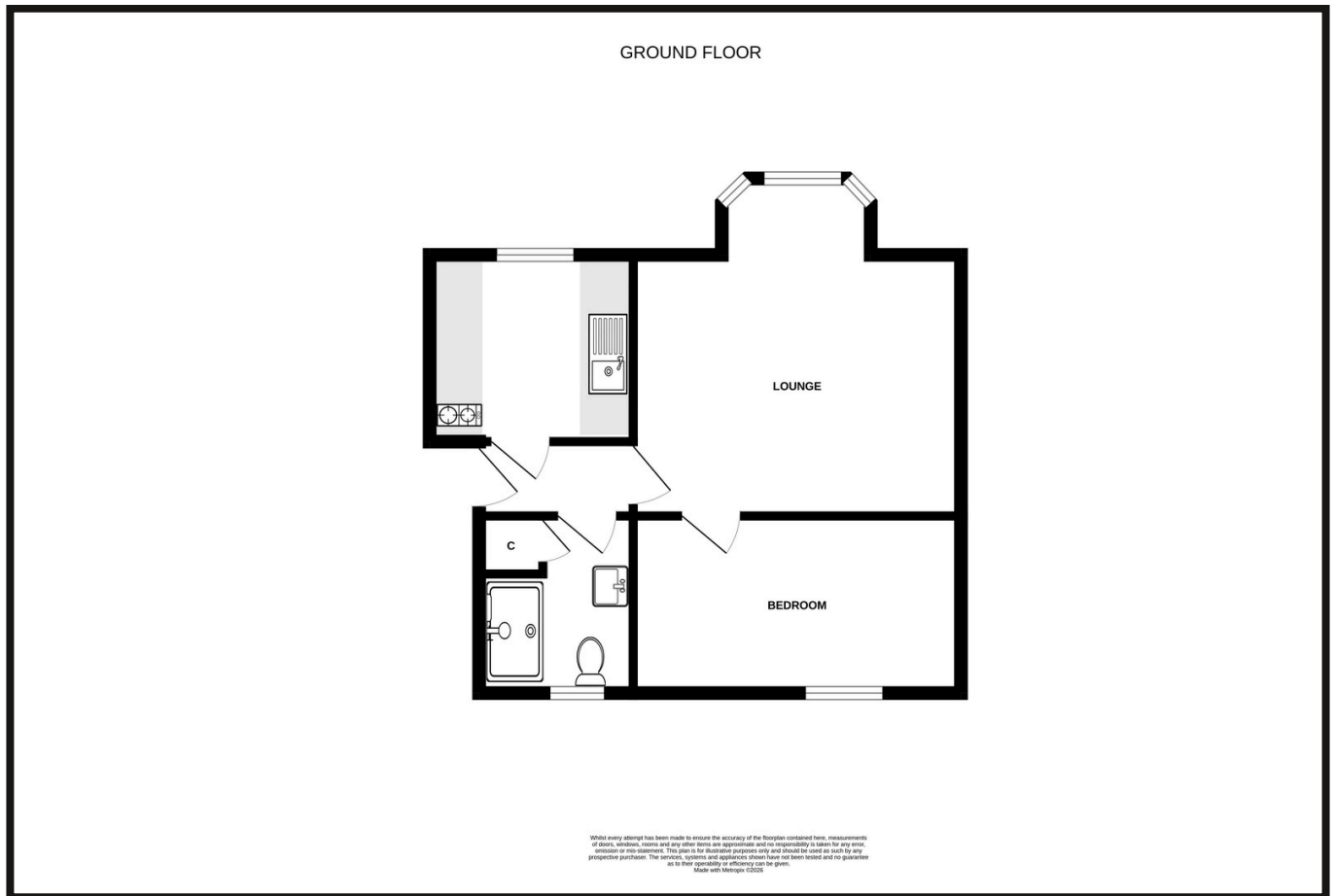
**BEDROOM:** Approx. 12'1 x 5'9. An ideal Bedroom, with ample space for a double bed. Built-in cube storage area, offering good storage. Velux roof window allows for ample natural light.

**GARDEN:** Mutual drying green area with clothes poles; further lawn areas which are also mutual. The rear garden is enclosed by a stone boundary wall.

**NB** Many, if not all, of the property contents may be for sale by separate negotiation.



# 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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