

Connelly Yeoman



68 ST ABBS ROAD, ARBROATH, DD11 5AS

GROUND FLOOR APARTMENT



- Spacious ground floor apartment
- Within a popular residential area close to the town centre
 - Electric Storage Heating and Double Glazing
 - Private garden and driveway



OFFERS OVER
£95,000

Property Description

This bright and spacious GROUND FLOOR APARTMENT is ideally situated within a popular residential area, close to amenities and services including shops, sports centres and schools. The property has been well maintained and enjoys the benefit of electric heating , double glazing and wood effect flooring flows throughout. This lovely home has its own enclosed secure, private garden with two gates providing access and is laid out with a manicured lawn and mature hedging. A further added benefit is the exclusive parking bay providing off-street parking. A mutual drying area is to the rear of the property.

ACCOMMODATION: LOUNGE, KITCHEN, TWO BEDROOMS AND A SHOWER ROOM

ENTRANCE HALLWAY:

The communal hallway has an under stairs cupboard currently being used by this apartments for lawnmower storage. Enter into a spacious hallway with built in oak effect shoe unit and large storage cupboard with shelving.

LOUNGE:

Approx. 14'6 x 13'4 This lovely bright room has a large picture window overlooking front of the property giving lots of natural light. Neutral decor and wood effect flooring continuing throughout the apartment. Access leading to a second hallway with a large storage cupboard providing additional storage and housing a new hot water tank.

KITCHEN:

Approx. 14'7 x 6'9. A lovely bright room with oak effect base and wall units and a concrete colour work surface with electric oven, electric hob with extractor hood above, integrated dishwasher and washing machine. Parador effect wood ceiling with wood effect flooring. Space for table and chairs and a fridge/freezer.



MASTER BEDROOM:

Approx. 14'4 x 8'7. A big master bedroom decorated in modern neutral tones, triple wardrobes with mirror sliding doors and a window overlooking+ the rear.

BEDROOM 2:

Approx. 11'10 x 9'4. Overlooking the front of the property this is a bright spacious room with double built in wardrobes with mirrored sliding doors and neutral decor.

SHOWER ROOM:

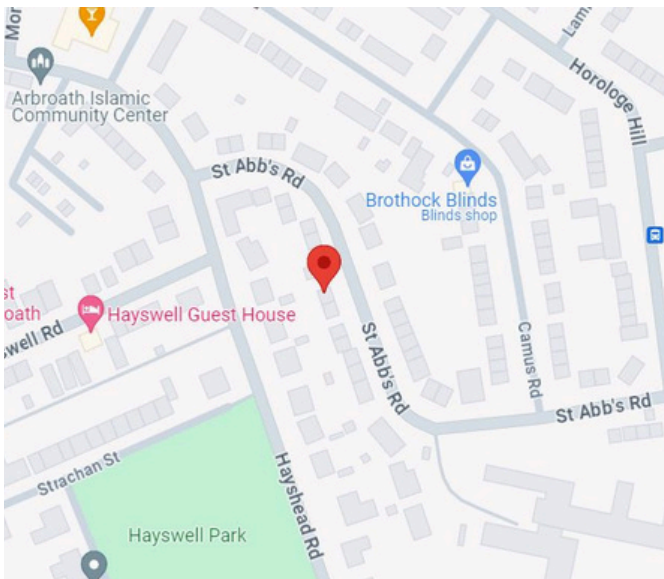
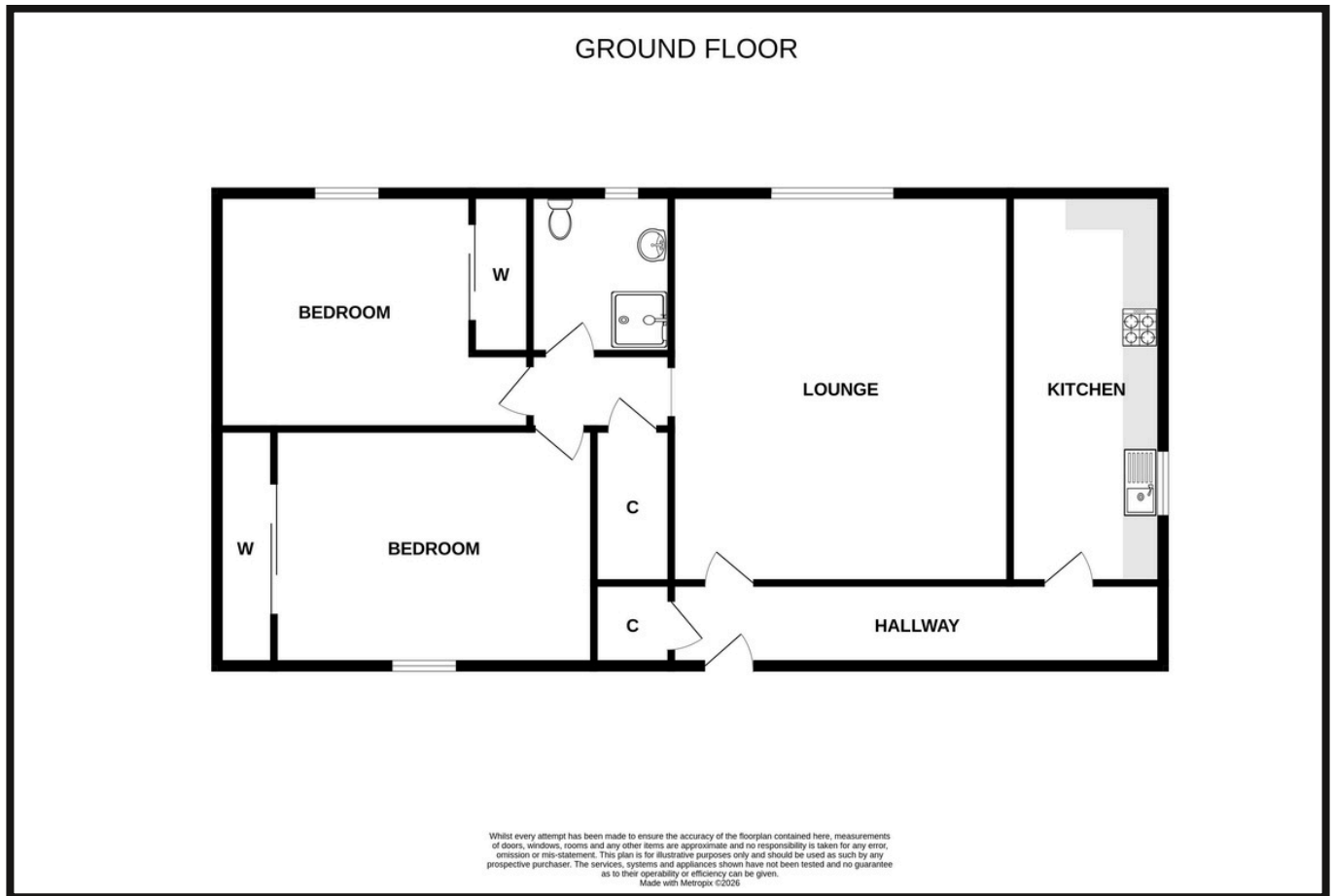
Approx. 6'2 x 5'10. Neutral colour wet wall in a tiled effect finish. Quadrant shower cubicle and two piece white suite comprising of w/c and wash hand basin. Wood effect laminate flooring, a parador style ceiling with downlights and a high level window gives natural light.

GARDEN:

The front garden area is private and completely secured by fencing and gates. Laid out in lawn and manicured hedging. To the rear a communal drying area with bin storage.



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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