

Connelly Yeoman



10C VIEWFIELD ROAD, ARBROATH, DD11 2BS

FIRST FLOOR APARTMENT



- Spacious first floor apartment
- Within a desirable West End location close to all amenities
 - Gas central heating and Double Glazing
- Secure entry system, mutual drying area with private shed and private residents parking



OFFERS OVER
£150,000

Property Description

This most impressive, bright and airy two bedroom FIRST FLOOR APARTMENT is ideally situated within a desirable West End area close to the town centre and provides generously proportioned accommodation on one level. The property has been well maintained and enjoys the benefit of a secure entry system, Gas central heating, double glazing and ample storage and comprises of a spacious open plan lounge/dining/kitchen, with lovely bay windows to both the lounge and dining area. Two double bedrooms with wardrobe space and a bathroom. Outside is accessed to a private outhouse and a mutual drying area.

ACCOMMODATION: OPEN PLAN LOUNGE, DINING, KITCHEN, 2 DOUBLE BEDROOMS, BATHROOM

ENTRANCE HALLWAY:

Enter through a secure entry door into the communal hallway and stairs to the first floor. The inner hallway has a vestibule with cloaks area, a cupboard houses the electric meter and fuse board and has shelved and hanging space. An airing cupboard which is shelved and an access hatch to the partially floored loft via a Ramsay style ladder.

LOUNGE/DINING/KITCHEN:

Approx. 12'9 x 13'4. Double French doors lead into the lounge which has a lovely bay window and ample room for furnishings. Flowing Open Plan through into the dining/kitchen area which also has the added feature of a bay window and overlooks the front of the property and measures Approx. 12'8 x 9'. The kitchen is fitted with base and wall units with coordinating work surfaces incorporating a stainless steel sink with mixer tap, stainless steel electric oven, gas hob with extractor hood above. White goods include an automatic washing machine, a dishwasher and fridge freezer (all included in the sale) The electric oven is currently disconnected but can be reinstated. A further cupboard housing the Gas boiler.



BEDROOM 1:

Approx. 9'3 x 13'5. This double room is rear facing overlooking the mutual gardens and beyond. A double shelved and hanging wardrobe with sliding wood effect doors and ample room for furnishings.

BEDROOM 2:

Approx. 8' x 13'5. Currently being used as a dining room this adaptable rear facing room has double shelved and hanging wardrobes with sliding wood effect doors.

BATHROOM:

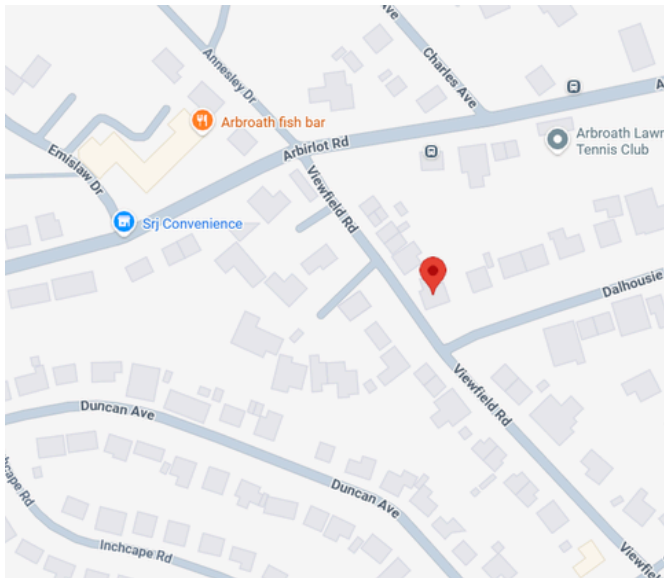
Approx. 5'7 x 8'2. Three piece suite with an electric shower over the bath and is tiled to the walls and floor. Bathroom fitments, radiator, extractor fan and a glass shower screen which is currently not fitted but would be included in the sale.

GARDEN/PARKING:

Sitting in immaculate low maintenance front and rear grounds. There is residents parking to the front of the property and to the rear a stone chipped drying area and wooden shed which belongs to this 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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