

Connelly Yeoman



**5 NEWTON AVENUE
ARBROATH DD11 3JX**

**FIRST FLOOR
APARTMENT**



- Bright and spacious, well proportioned First Floor Apartment
- Located in a popular residential area close to the town centre amenities
- New Electric Heating System, Double Glazed Windows, fresh neutral decor
 - Mutual front and rear garden areas



OFFERS OVER
£80,000

Property Description

This bright and airy, two bedroom FIRST FLOOR APARTMENT forms the upper quarter of a purpose-built block of 4 similar flatted properties and is situated in a popular residential area, close to the town centre, and offering well proportioned accommodation. The property has been well maintained, having recently undergone a program of upgrading and fresh internal decor, together with the installation of a new energy efficient Electric heating system. The windows are double glazed and there is ample storage within the property. Entrance into the building is via a mutual entrance area and internal stairs up to the property. There is a mutual front garden area and to the rear is a mutual enclosed garden, with clothes drying area and bin storage. Viewing recommended.

ACCOMMODATION COMPRISING: ENTRANCE HALL AREA, STORAGE BOXROOM, LOUNGE, DINING KITCHEN, INNER HALLWAY, BATHROOM, 2 BEDROOMS.

ENTRANCE HALL AREA: Enter into the property via the wood and glazed entrance door into the Hall area where there is a large, walk-in cupboard (Approx. 6'6 x 3'3) with electric light and housing the electric fuse box and meter, with cloaks storage. Also in the hallway there is a large space suitable for a study or home office area, or again additional storage/cloaks area. A glazed panelled door leads off the hallway into the Lounge.

LOUNGE: Approx. 13'4 x 14'6. A bright and spacious Lounge, with an open outlook to the front; there are two new energy efficient Electric panel wall heaters; fresh neutral decor; access from the Lounge into the Kitchen. Also from the Lounge, there is another glazed panel door leading through into an Inner Hallway.

DINING KITCHEN: Approx. 6'8 x 14'10. Ample space for everyday dining; fitted base and wall mounted units and work surfaces incorporating a stainless steel sink with mixer tap; under-counter plumbing and space for an automatic washing machine; space for a free-standing cooker; further space for under-counter white goods and fridge freezer; large, walk-in larder cupboard (approx. 3' x 6'9 with electric light and fitted shelving); side-facing window.



INNER HALLWAY: Glazed panelled door into the Inner Hallway, with a large, walk-in airing cupboard which houses the water tank, with electric light and fitted shelving. Access to the Bathroom.

BATHROOM: Approx. 6'2 x 5'6. The bathroom is fully finished with wet wall panels and comprises of WC., wash-hand basin and a bath with an over the bath Electric shower unit; front-facing opaque glazed window for light and ventilation.

BEDROOM 1: Approx. 14'1 x 8'7. Spacious double size bedroom which has a rear-facing window; one wall is complete with shelving and hanging wardrobe space; Electric wall panel heater.

BEDROOM 2: Approx. 12'8 x 9'3. The second bedroom has a front-facing window with an open outlook; Electric wall panel heater.

GARDENS: Mutual front garden area. Access to a mutual rear garden, which is enclosed and with a drying area and bin storage.



