

Connelly Yeoman



**32B UNION STREET EAST
ARBROATH, DD11 1BS**

**GROUND FLOOR
APARTMENT**



- 2 Bedroom Ground Floor Apartment
- Ideally located within the popular 'Fit O' The Toon' area of Arbroath close to Victoria Park
- Gas Fired Central Heating and Double Glazing
- Private parking and outside store



OFFERS OVER
£95,000

Property Description

This most impressive, bright and airy two bedroom GROUND FLOOR APARTMENT is beautifully presented in move in condition. Ideally situated within the popular residential area of the 'Fit o' the Toon' and close to the town centre, the many leisure opportunities and coastal walks this lovely seaside town has to offer. The property has been decorated in fresh neutral tones and enjoying the benefit of Gas central heating and double glazing with an efficient energy rating of C. Comprising of a spacious lounge, kitchen, two double bedrooms and a bathroom. Outside a driveway leads to a private parking space and outside store.

ACCOMMODATION: LOUNGE, KITCHEN, TWO BEDROOMS, BATHROOM



ENTRANCE HALLWAY:

Access through the main door into the hallway where a cupboard houses the electric meter and a cloaks area. Wood effect laminate flooring flows through the apartment.

LOUNGE:

Approx. 14' x 13'9". A lovely bright spacious lounge with two front facing windows. A large storage cupboard has shelving and hanging space.

KITCHEN:

Approx. 10'6" x 7'. With access from the lounge this front facing room has base and wall units with work surfaces incorporating a stainless steel sink with mixer tap, stainless steel Indesit oven, gas hob with over head extractor, Plumbed for a washing machine and space for a tumble dryer or fridge. space for a fridge freezer, Worcester boiler.



BEDROOM:

Approx. 9'2 x 13'9. Rear facing with double shelved and hanging wardrobe with sliding mirror doors.

BEDROOM 2:

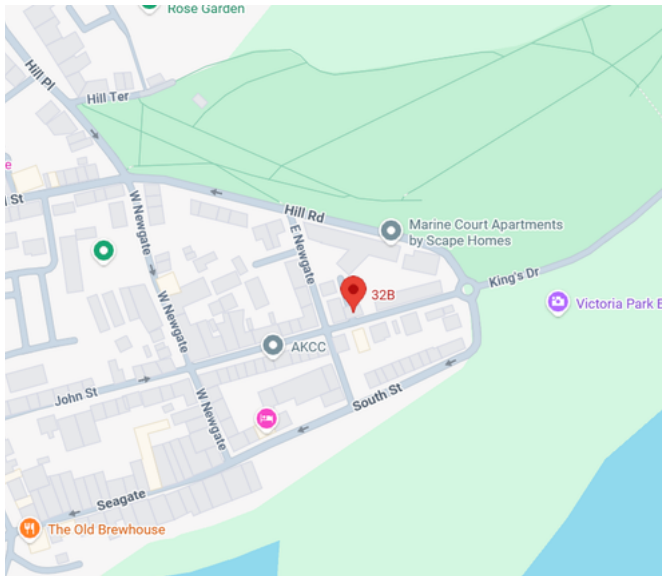
Approx. 11'9 x 9'8. Rear facing window with ample room for furnishings.

BATHROOM:

Approx. 8'7 x 6'6. A vanity unit incorporating the wash hand basin, WC and a P shaped bath with shower over the bath and a curved glass shower screen. Modern Wet Wall to the bath area, a large mirror, bathroom fits an extractor fan and a radiator. Wood effect vinyl flooring.



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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