

Connelly Yeoman



68 ABBOTSFORD ROAD, ARBROATH, DD11 5JQ

GROUND FLOOR FLAT



- Spacious ground floor flat
- Within a popular residential area close to the town centre and schools
 - Gas central heating and double glazing
 - Private front and rear gardens and driveway



OFFERS OVER
£95,000

Property Description

This most impressive, bright and airy GROUND FLOOR FLAT is ideally situated within a popular residential area close to the town centre and provides generously proportioned accommodation on one level. The property has been well maintained, is decorated in neutral tones and enjoys the benefit of Gas central heating, double glazing and ample storage and comprises of a spacious lounge, a dining kitchen, two double bedrooms and a bathroom. Outside is accessed to private front and rear gardens. The front is laid to lawn has a gated driveway and a pathway to the rear. The rear garden is also laid to lawn and surrounded by a wooden fence and has a stone built outhouse, a wooden shed and drying area.

ACCOMMODATION: LOUNGE, DINING KITCHEN, TWO DOUBLE BEDROOMS, BATHROOM

ENTRANCE HALLWAY:

Enter through the front door into the vestibule which has wood effect flooring and flows through to the inner hallway via a glass panel door. A cupboard houses the electrics and there is a good size storage cupboard.

LOUNGE:

Approx. 13' x 14'7". A great size room with wood effect flooring and front facing window. An open doorway leads into the dining kitchen.

DINING KITCHEN:

Approx. 9'1 x 13'11". A lovely modern dining kitchen fitted with a range of base and wall high gloss units with coordinating work surfaces, stainless steel sink with mixer tap, electric oven, 4 burner electric hob with extractor hood above, plumbed space for a washing machine and space for a full height fridge/freezer. The boiler is housed in a cupboard and there is plenty of space two rear facing windows looking out the back and a door leads out.



BEDROOM 1:

Approx. 11' x 10'5. Front facing with carpet flooring.

BEDROOM 2:

Approx. 13'11 x 11'7. Rear facing with carpet flooring. Free standing wardrobes with sliding doors will be included.

BATHROOM:

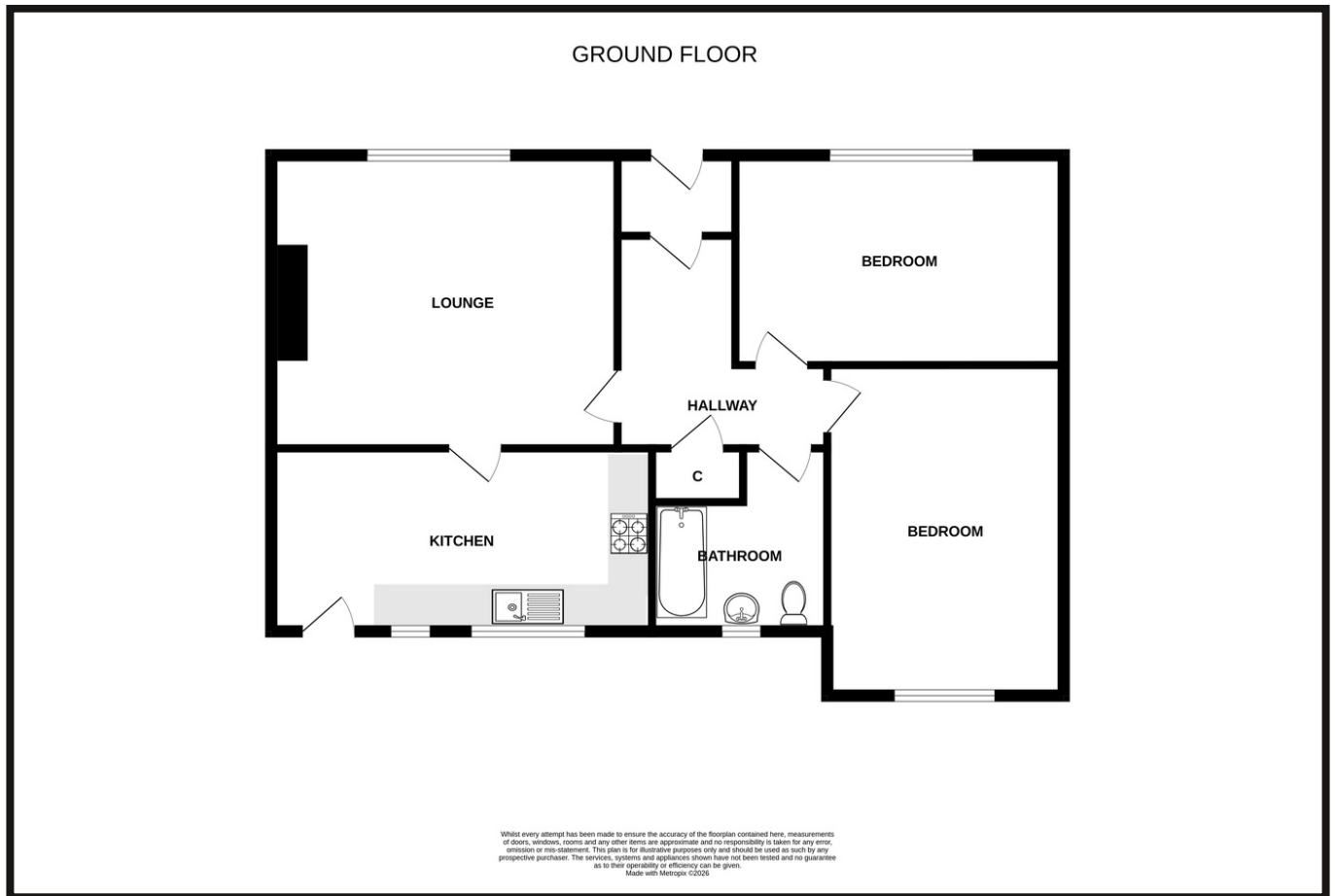
Approx. 6'2 x 8'6. Fitted with a 3-piece white suit with an electric power shower over the bath, Wet Wall lined throughout, wood effect flooring, chrome heated towel rail and rear opaque window.

GARDEN and DRIVEWAY:

To the front of the property a private garden which is laid out in lawn and a mono block driveway which is gated and has space for one car. A gated pathway leads to the rear garden which is also private and is laid to lawn and surrounded by a wooden fence. There is a drying area, a stone built outhouse and a wooden shed which will be included in the sale.



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.

**Connelly
Yeoman**

tspc

Connect with us



ARBROATH OFFICE: 78 HIGH STREET, DD11 1HL, DX530458, FAX: 01241 434100
CARNOUSTIE OFFICE: 31 HIGH STREET, DD7 6AG, FAX: 01241 859347
MONIFIETH OFFICE: UNIT 13, MONIFIETH SHOPPING CENTRE, 1 REFORM STREET, MONIFIETH, DD5 4BA