

Connelly Yeoman



45 KINNAIRD STREET, ARBROATH, DD11 4EF

FIRST FLOOR APARTMENT



- Bright and spacious First Floor Apartment
- Located in a popular residential area close to the town centre amenities and services
 - Gas Central Heating, Double Glazing
- Private garden with shed and mutual drying area



OFFERS OVER
£90,000

Property Description

This bright and modern FIRST FLOOR APARTMENT is ideally situated within a popular residential area close to all amenities and services including local shops and supermarkets. Arbroath offers numerous leisure opportunities including sports centres, playparks, the splendid marina and working harbour, Keptie pond and cliff top walks and excellent transport links.

The apartment benefits from Gas central heating and double glazing and is in move-in condition with lovely modern décor. On entering into the property there is a welcoming hallway with cupboard housing the electrics, a large bright lounge, a kitchen, two double bedrooms and a bathroom. To the rear of the property are lovely well kept gardens and mutual drying green, the apartment has a private garden area with a shed.

ACCOMMODATION COMPRISING: LOUNGE, KITCHEN, TWO BEDROOMS, BATHROOM.

ENTRANCE HALLWAY:

The entrance hallway has wood effect flooring, a built-in cupboard housing the fuse board and access via a hatch into the loft space.

LOUNGE:

Approx. 13'7 x 13'. A lovely lounge decorated in modern muted tones, with original cornicing to the ceiling, a large picture window with wood panelling to the sides gives lots of natural light and a Pine alcove with storage below completes this characterful room.

KITCHEN:

Approx. 6'11 x 12'3. Fitted out with cream units and a grey/black work surface, stainless steel sink and drainer, space for washing machine and fridge freezer, built in oven with a gas hob and extractor hood above, tiling splashback and a grey wood effect flooring. A lovely big window with a deep windowsill overlooks the rear garden.



BEDROOM 1:

Approx. 10'2 x 9'11. A lovely spacious modern room with a large window overlooking the rear of the property. Triple wardrobes with sliding glazed doors offer plenty of storage.

BEDROOM 2:

Approx. 7'11 x 11'8. This adaptable double room has a large picture window and is decorated in modern tones. Currently being used as a dressing room but with ample space for a double bed. Built in wardrobes with white louvre doors and further storage above.

BATHROOM:

Approx. 7'6 x 4'x7. The bathroom has a three-piece white suite with over the bath shower, the wash hand basin is set in a white high gloss storage cabinet, wall mounted radiator, fully tiled, Parador style ceiling with downlights and Xpelair. The wooden floor continues from the hallway.

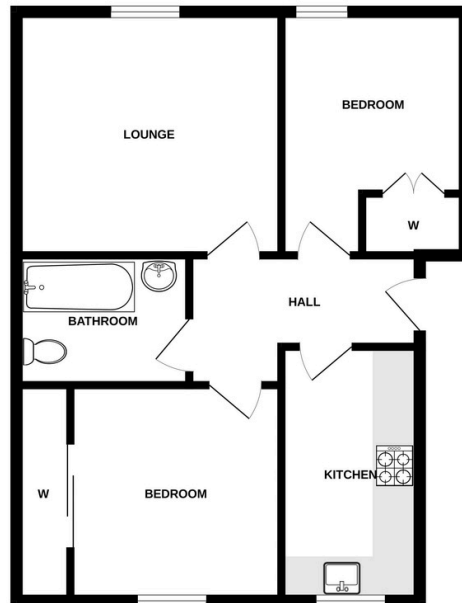
GARDEN:

The apartment has a small area of private garden with a shed. The gardens surrounding are beautifully maintained and there is a communal drying green.

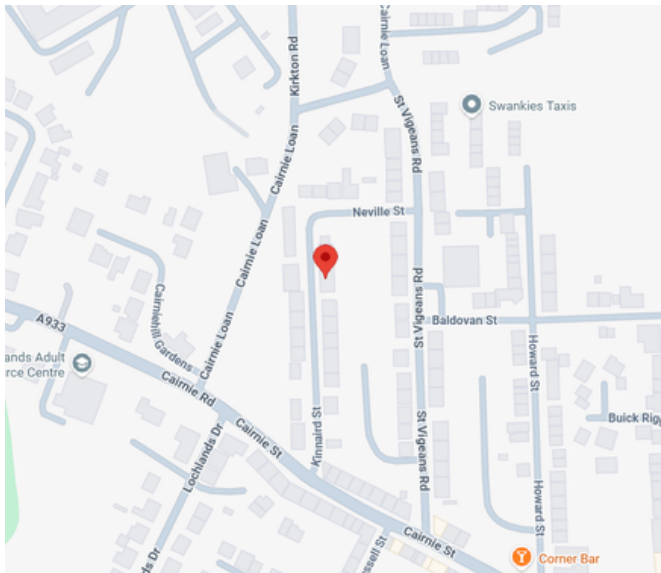


Property Professionals

FIRST (TOP) FLOOR



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