

Connelly Yeoman



5 DUKE STREET, ARBROATH, DD11 2BE

GROUND FLOOR
FLAT



- Bright and spacious 1 Bedroom Ground Flat
- Located in a popular residential area close to the town centre amenities and services
 - Gas Central Heating, Double Glazing, tasteful decor, modern fittings
 - Own front and back door with private Outhouse for storage



OFFERS OVER
£70,000

Property Description

A well-located one-bedroom GROUND FLOOR FLAT situated on Duke Street in Arbroath, offering convenient single-level accommodation with the added benefit of direct access from the street. The property also benefits from a rear door leading directly to a communal garden, providing a pleasant outdoor space, together with a private outhouse, offering useful additional storage. The ground floor position and direct external access make the property particularly convenient and accessible, while its location provides easy access to the amenities and facilities of Arbroath. The property is conveniently positioned for local shops, cafés, restaurants and everyday amenities. There are a number of independent businesses and eateries within the town centre, as well as larger shopping facilities. The recently completed Arbroath: A Place for Everyone regeneration project has also improved walking, wheeling and cycling connections between the town centre, transport links and the seafront.

ACCOMMODATION COMPRISING: Hallway, Lounge, Kitchen, Rear Hallway, Double Bedroom and Bathroom

ENTRANCE HALLWAY:

Entering directly from the street into a welcoming hallway with an original tiled floor. There is wood panelling to dado height and a cupboard housing the electrics.

LOUNGE: Approx. 11'8 x 15'3. With wood effect laminate flooring, the lounge is bright with neutral decor. A log burner effect electric fire with a wooden mantle provides a focal point and a shallow shelved cupboard provides storage.

KITCHEN: Approx. 11'10 x 6'7. Fitted with a range of base, wall and display units with coordinating work surfaces incorporating a ceramic sink with a mixer tap. There is a free standing cooker with a five burner gas hob, extractor hood above, plumb space for a washing machine and space for a full height fridge freezer. A window overlooks the rear garden.



REAR HALLWAY: From the kitchen a rear hallway has space for a tumble dryer and a door providing access directly into the back garden.

BEDROOM 1: Approx. 11'9 x 11'5. A good sized, rear facing double bedroom with wood effect laminate flooring and a built in wardrobe with additional overhead storage.

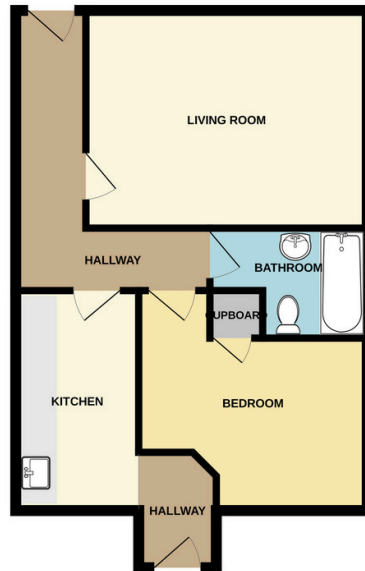
BATHROOM: Approx. 8'5 x 6'. Fitted with a three piece white suite comprising of an electric power shower over an L shaped bath. There are wall mounted cabinets, parador ceiling and wall tiling to the bath area.

GARDEN: The rear garden is mainly laid to chip stone. An outbuilding, situated at the rear door, is exclusive to the flat and houses the boiler.



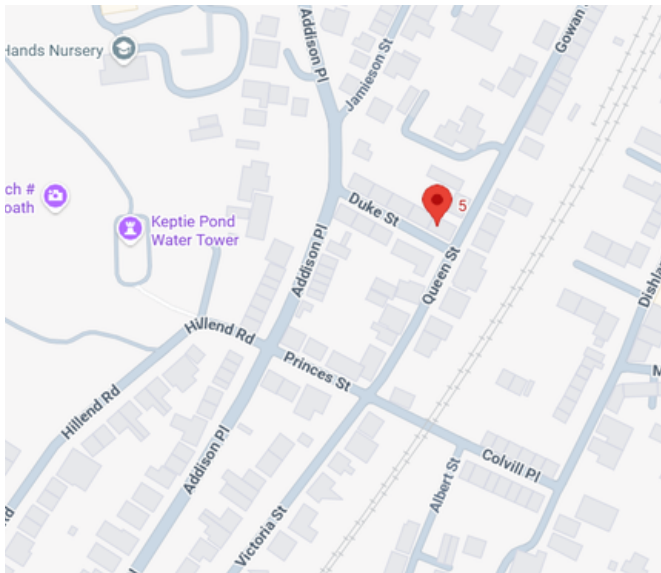
Property Professionals

GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA: 521 sq.ft. (48.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with floorplan clicker



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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