

Connelly Yeoman

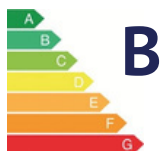


60 CAIRNIE LOAN, ARBROTH, DD11 4DT

FIRST FLOOR APARTMENT



- Spacious and well presented
- Located in a popular residential area
- Gas central heating, double glazing,
- Communal green areas and allocated parking space



OFFERS OVER
£120,000

Property Description

This impressive modern FIRST FLOOR APARTMENT is located in a popular residential area close to the town centre. Beautifully maintained and decorated in modern neutral tones and benefits from Gas central heating, double glazing and ample storage. A secure door entry system gives access into the building and to this lovely apartment which comprises entrance hallway, an open plan lounge/kitchen with two Juliet balconies, a well equipped kitchen area with breakfast bar, two bedrooms and a bathroom. Outside is an allocated parking space and communal green areas.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, OPEN PLAN LOUNGE/KITCHEN, TWO BEDROOMS, BATHROOM

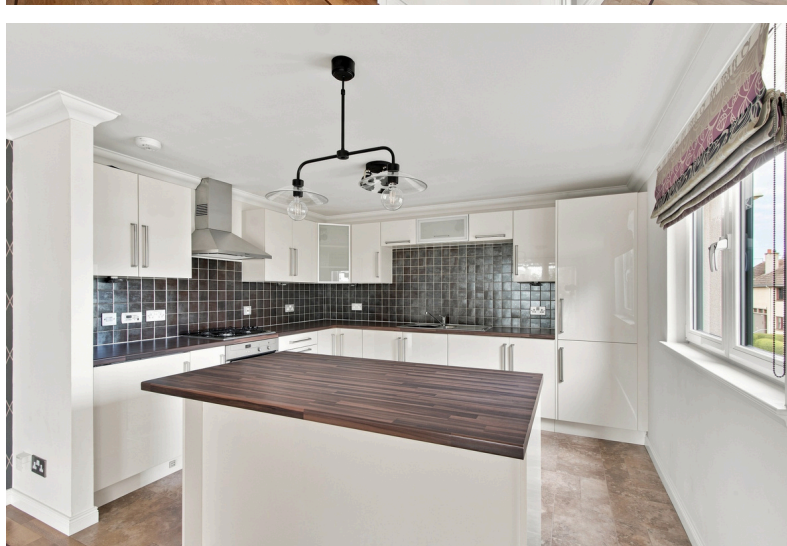
ENTRANCE HALLWAY: A secure door-entry system leads into the communal hallway and stairs lead to the main front door. The inner hallway has wood effect flooring and leads to all rooms. Double door storage cupboard has plenty of space and houses the Electric fuse board.

BEDROOM 1: Approx. 10'1 x 13'4. Facing to the rear of the property this double room has ample space for furnishings and a double built in wardrobe with sliding mirror doors. Carpet flooring.

BEDROOM 2: Approx. 10'1 x 13'4. Another double room with carpet flooring, double built in wardrobe with sliding mirror doors and looking over the car park.

OPEN PLAN KITCHEN/LOUNGE: Approx. 17' x 16'7. This lovely bright lounge has wood effect flooring and a two Juliet balconies which open up giving lovely views over the trees.

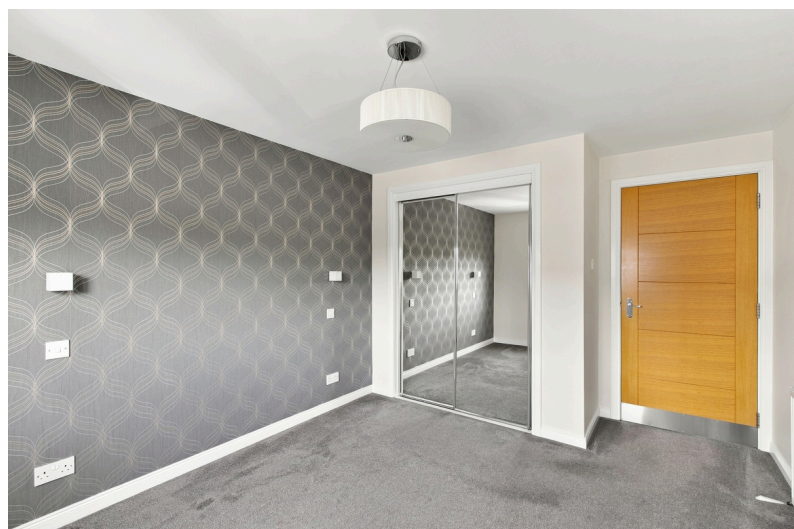
Approx. 10' x 11'11. The kitchen has floor tiling and is fitted with a range of modern high gloss base and wall units with coordinating work surfaces and a breakfast bar area for casual dining. Integrated appliances include a fridge freezer, washer/dryer, electric oven and four-burner Gas hob with extractor hood above. The boiler is housed in a cupboard in the kitchen and a rear facing window giving lots of natural light.



BEDROOM 2: Approx. 10'1 x 13'4. Another double room with carpet flooring, double built in wardrobe with sliding mirror doors and looking over the car park.

GARDENS and PARKING: Allocated parking space and landscaped communal green areas.

FAMILY BATHROOM: Approx. 6'5 x 7'3. Fitted with a three piece white suite, the wash hand basin set is in a vanity unit with storage below, chrome heated towel rail, wall tiling to dado height and full height to the bath area to full height, a mains power shower over the bath. Extractor fan



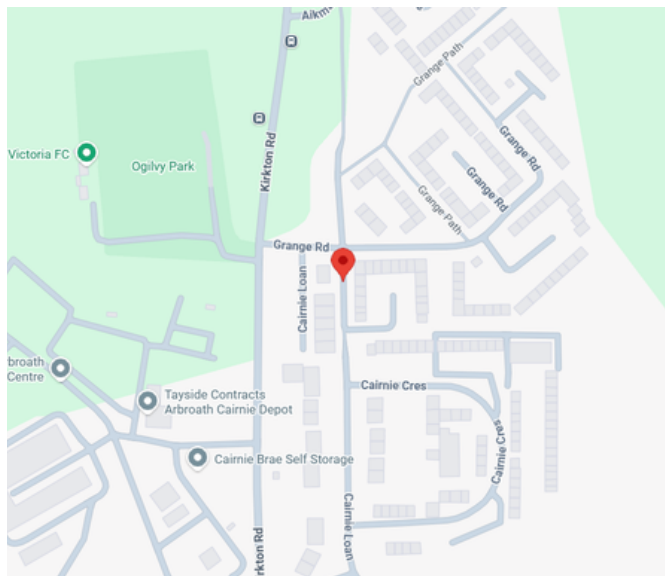
Property Professionals

FIRST FLOOR



TOTAL FLOOR AREA: 791sq ft (73.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of areas, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 operability or efficiency can be given.
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**Connelly
Yeoman**

tspc

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