

Connelly Yeoman



97 KEPTIE STREET, ARBROATH, DD11 3AZ

GROUND FLOOR FLAT



- Spacious two bedroom ground floor flat
- Within a popular residential area close to the town centre
- Electric Storage Heating and Double Glazing
- Private rear gardens and outhouse



OFFERS OVER
£110,000

Property Description

This most impressive, bright and airy two bedroom GROUND FLOOR APARTMENT is ideally situated within a desirable residential area close to the town centre, train and bus station and Keptie Pond and provides generously proportioned accommodation. With its own front and back door access, the property has been well maintained and retained many original features. It benefits from electric storage heating, double glazing and excellent storage. There is a mature private garden accessed from the flat with outhouse. Early viewing would be highly recommended.

ACCOMMODATION:

ENTRANCE HALLWAY, LOUNGE, DINING KITCHEN, TWO DOUBLE BEDROOMS, SHOWER ROOM, REAR PORCH, UTILITY SPACE.

ENTRANCE HALLWAY:

Entry via the front door into a welcoming hallway with high ceilings, ornate cornicing and dado rail. A cupboard houses the electric fuse box.

LOUNGE:

Approx. 14'8 x 16'7. A generous and bright lounge with wood effect floor and dual aspect windows facing to the front and side of the property overlooking Keptie Street and the church grounds. The traditional features continue with ornate cornicing and ceiling rose. The room is neutrally decorated with an electric wood burner set in a tiled hearth with a wooden mantle.

DINING KITCHEN:

Approx. 13'5 X 11'9. With wood effect flooring the kitchen is fitted with a range of base and wall units with coordinating work surfaces incorporating a stainless steel sink with mixer tap. Integrated appliances include an electric oven, four burner gas hob with extractor hood above, microwave, dishwasher and fridge. There is ample space for a dining table and chairs, wood effect flooring and a rear facing window. A large storage cupboard with shelving is ideal for household items and houses the water tank.

REAR PORCH:

Approx. 6'7 x 9'. With an stained glass window, this useful space has base units with work tops. From here a door leads into the rear private wall enclosed garden which is mainly chipped and is wall enclosed with mature shrubs and trees and **two outhouse**.



UTILITY SPACE:

Approx. 6'6" X 3'9". With plumbing for an automatic washing machine, this space could easily become a WC.

SHOWER ROOM:

Approx. 7' x 6'8". A moderns shower room with two piece suite. Comprising of a walk in shower enclosure housing an electric power shower, a wall mounted mirror, tiling to the suite area and wet wall lined in the shower. There is tiled effect flooring and a built in storage cupboard.

BEDROOM 1:

Approx. 15'1" x 13'5". With carpeting to the floor, this front facing generous bedroom has ornate cornicing and a ceiling rose. It has been neutral decorated and has an electric fireplace set within a tiled inlay and a wooden mantle.

BEDROOM 2:

Approx. 12'8" x 12'1". A second generously sized bedroom with rear facing window and cornicing.

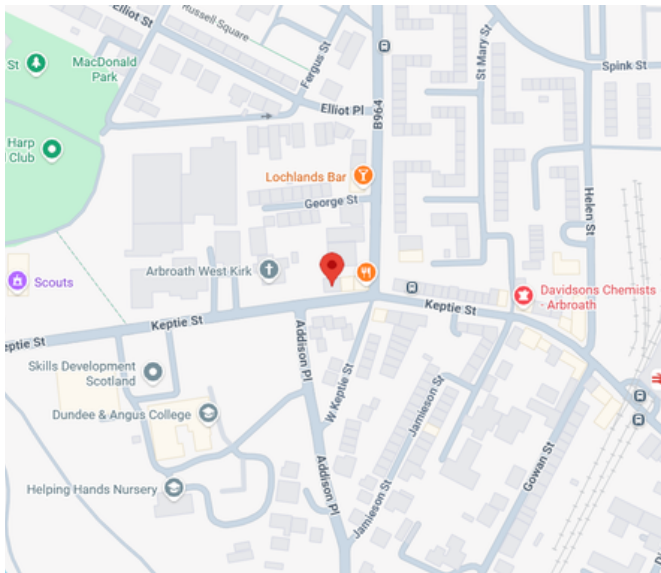


Property Professionals

GROUND FLOOR
988 sq.ft. (91.8 sq.m.) approx.



TOTAL FLOOR AREA: 988 sq.ft. (91.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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