

Connelly Yeoman



21 RUSSELL STREET, ARBROATH, DD11 3DD

GROUND FLOOR FLAT



- Traditional ground floor flat with lovely original features
 - Ideally located in a popular residential area
 - Gas Central Heating, Double Glazing,
- Private out-building and lovely communal garden



OFFERS OVER
£110,000

Property Description

This spacious GROUND FLOOR FLAT is located in a popular residential area of the town. Primary and secondary schools and Dundee & Angus College are within walking distance as are a good selection of local shops and supermarkets. There are numerous leisure opportunities in Arbroath including sports centres, playparks, the splendid marina and working harbour, Keptie Pond and cliff top walks. The property offers spacious accommodation and has lovely original features including doors, high skirting boards, ceiling rose and cornicing and benefits from a new boiler (2025) powering gas central heating and double glazing. Comprising of a lounge, kitchen, utility area, two bedrooms and a newly refurbished shower room. The flat also has a private out house which has power and is fully plumbed. The communal back garden is beautifully maintained and offers a lawned area with mono block pathway to the rear door and a gated access to the street.

ACCOMMODATION COMPRISING: ENTRANCE VESTIBULE, HALLWAY, LOUNGE, KITCHEN, UTILITY ROOM, TWO BEDROOMS, SHOWER ROOM, OUTHOUSE.

ENTRANCE VESTIBULE: Approx. The main front door from the street leads directly into the vestibule which has wood effect flooring and a cupboard housing the electrics and an original glass panel door leading into the inner hallway.

INNER HALLWAY: A welcoming hallway with carpet flooring and lovely detailed cornicing to the ceiling.

LOUNGE: Approx. 11'11 x 13'1. A lovely bright room with front facing windows and carpet flooring, a recessed area offers display shelving, an electric fire is set in a marble effect inlay with wooden mantle and original ceiling rose, cornicing and high skirting boards complete this room.

KITCHEN: Approx. 13'1 x 10'7. Fitted with a range of base and wall units with coordinating work surfaces. A composite sink with mixer tap, space for a free standing cooker, integrated electric oven and grill, integrated fridge. A shallow shelved cupboard offers further storage. A door leads into a utility area.

UTILITY ROOM: Approx. 8'4 x 6'10. A handy area with work surface, plumbed space for a washing machine and tumble dryer underneath and additional space for a freezer. This room has multiple storage cupboards and overhead storage with sliding doors on both sides of the room. A door leads into the back garden.

BEDROOM 1: Approx. 11'11 x 10'3. A front facing double room with neutral decor and lovely original ceiling rose and cornicing.

BEDROOM 2: Approx. 10'10 x 10'4. A side facing double room with carpet flooring, storage space under the window and lovely ceiling rose.



SHOWER ROOM: Approx. 10'11 x 6'3. Newly refurbished, this room is fitted with a two piece white suite, a wash hand basin is set in a vanity unit with storage below. Wall tiling throughout and an archway leads into a walk-in shower with mains power shower, fully tiled and extractor fan. Non slip flooring, chrome heated towel rail and Parador ceiling with down lights finish this lovely modern room.

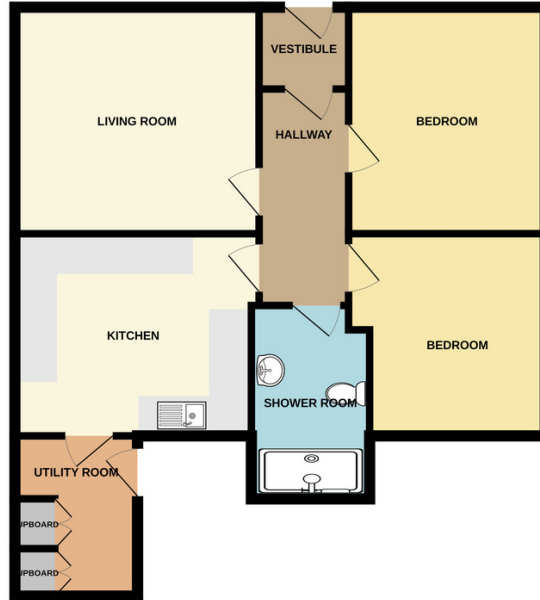
GARDENS: To the rear, a well maintained shared garden mainly laid to lawn with a mono block pathway leading to the back door. A side gate gives access to the street.

PRIVATE OUTBUILDING: Approx. 6'11 x 9'10. An added bonus to this property is the out building. A paved pathway leads to the former washhouse which has base and wall units, a stainless steel sink, with hot and cold taps, power, and a window.

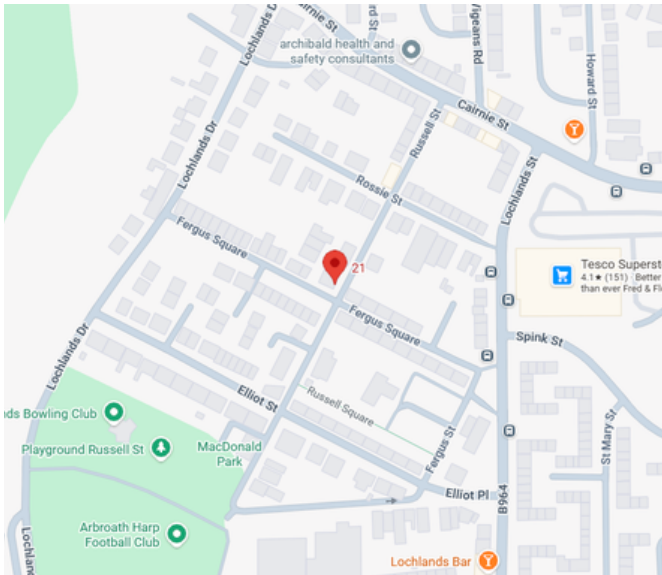


Property Professionals

GROUND FLOOR
700 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA: 700 sq.ft. (65.1 sq.m.) approx.
Whilst 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 operability or efficiency can be given.
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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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