

Connelly Yeoman



27 GLENOGIL DRIVE, ARBROATH, DD11 5EH

END TERRACED



- **Spacious first floor flat**
- **Within a popular residential area close to the town centre**
 - **Electric Storage Heating and Double Glazing**
 - **Mutual Drying Green with private outhouse**



OFFERS OVER
£90,000

Property Description

This attractive ex-local authority END TERRACED home offers spacious and practical accommodation, making it an ideal purchase for first-time buyers, downsizers or buy-to-let investors. Situated within a well-established residential area on the eastern side of Arbroath, the property benefits from good access to local amenities, schools, public transport links and the town centre. The area is predominantly residential and offers a strong sense of community, with everyday conveniences within easy reach. Glenogil Drive lies within the popular Arbroath East area, offering a convenient setting for families and commuters alike. Residents benefit from nearby schools, local shopping facilities, public transport and easy access to the A92 coastal route. The area also enjoys close proximity to Arbroath's beaches, harbour, coastal walks and leisure facilities, making it a practical and desirable place to live.

ACCOMMODATION: ENTRANCE HALLWAY, LOUNGE AND DINING ROOM, KITCHEN, FAMILY SHOWER ROOM AND TWO DOUBLE BEDROOMS

ENTRANCE HALLWAY: Entry is into a bright hallway with carpeting to the floor and a staircase leading to the upstairs accommodation. There are coat hooks and the electric meter is housed on the wall.

LOUNGE and DINING ROOM:

Approx. 20' x 12'10". A bright room with double aspect windows. The lounge area facing out toward the front and dining area has a rear facing window. There are stripped wooden floors and neutral decor throughout. A cupboard provides storage for household items.

KITCHEN:

Approx. 9'11 x 8'11. Fitted with a range of base and wall units with coordinating work surfaces incorporating a stainless steel sink with a mixer tap and a window overlooking the rear garden positioned above. There is an electric oven, four burner electric hob with extractor above, plumb space for an automatic washing machine, and space for a full height fridge freezer. A door leads out to the side of the property providing access to the rear garden. There is a large storage cupboard.



BEDROOM 1: Approx. 13'8 x 11'1. With carpeting to the floor, this front facing bedroom has neutral decor, wardrobes and a cupboard.

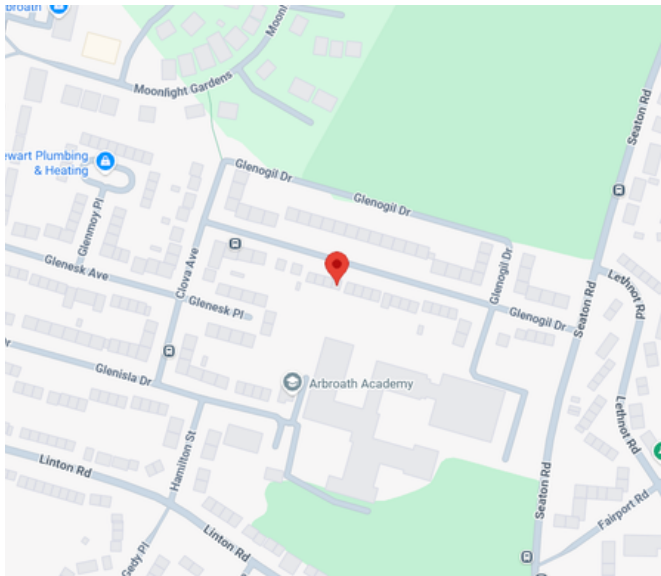
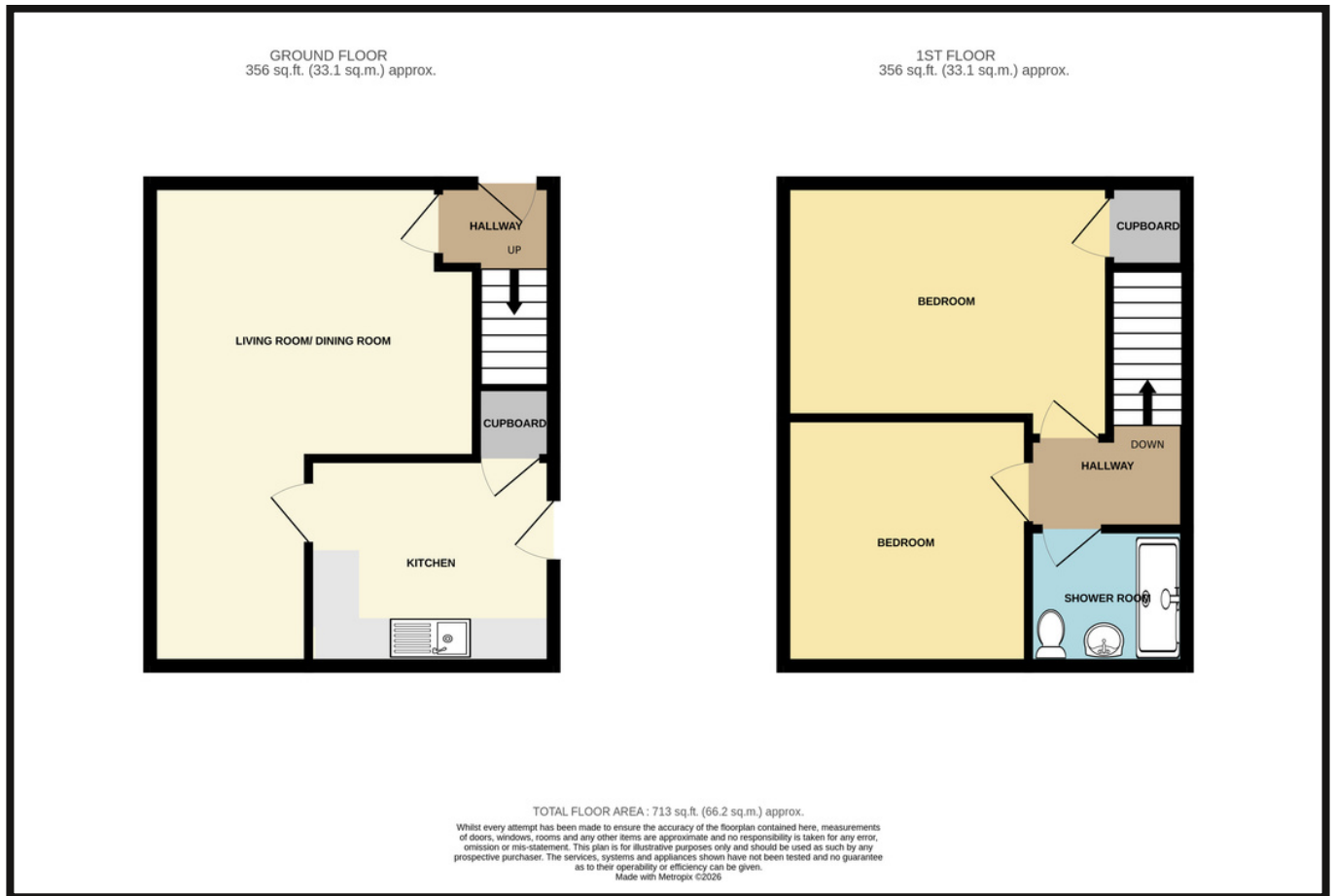
BEDROOM 2 : Approx. 10'5 x 10'4. A good sized double bedroom overlooking the rear of the property.

SHOWER ROOM: Approx. 6'4 x 5'6. Fitted with a modern two piece white suite with wash hand basin set in a vanity unit with storage below. A shower enclosure houses a mains power rainfall shower. There is wet wall lining throughout and a chrome heated towel rail.

GARDEN: To the front there is a driveway with off street parking for two cars. The driveway has been laid to chip stone with a paved pathway leading to the front door and around to the rear garden. The rear garden has a paved patio area and has been mostly laid to lawn. The garden is fence enclosed with two outbuildings.



Property Professionals



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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