



**41 GRANGE ROAD
ARBROATH DD11 4EG**

**GROUND FLOOR
FLAT**



- Bright and spacious 1 Bedroom Ground Floor Flat
- Located in a popular residential area within easy reach of amenities
- Gas Fired Central Heating, Double Glazing, good storage, fresh neutral decor
- Secure entry into mutual stairwell, mutual rear garden area



OFFERS OVER
£60,000

Property Description

This attractive, bright and airy, one bedroom GROUND FLOOR FLAT is ideally situated within a popular residential area within easy reach of the town centre amenities and services. The property forms the lower part of a purpose built block of 4 similar Flats and offers well proportioned accommodation , all enjoying the benefits of Gas fired central heating and Double glazing. The Flat is presented with fresh neutral decor throughout and the fitted floorcoverings will be included in any sale. Externally, to the rear of the building is a mutual/shared garden area, laid to lawn with clothes drying poles. Overall, the property would make an ideal Single Person property or First Time Buy, viewing recommended.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, BATHROOM, DOUBLE BEDROOM, LOUNGE, BREAKFASTING KITCHEN.

ENTRANCE HALLWAY: Entry into the Hallway where there is a built-in storage cupboard and a further large walk-in storage cupboard housing the gas boiler and electric fuse box.

BATHROOM: Approx. 6'6 x 5'6. Comprising a three piece white bathroom suite with an Electric shower unit over the bath; wet wall panel finish to the bath area and wall tiling at the suite areas; wood-effect flooring; neutral decor; CH Radiator; rear-facing opaque glazed window.

DOUBLE BEDROOM: Approx. 10'4 x 11'4. A spacious double size bedroom which has a rear-facing window overlooking the back garden area; two built-in storage cupboards offer great storage, both with hanging rails; CH Radiator.



LOUNGE: Approx. 14'6 x 11'6. A bright well proportioned room, with a front-facing window; fresh neutral decor; CH Radiator; open doorway leads off the Lounge through into the Kitchen.

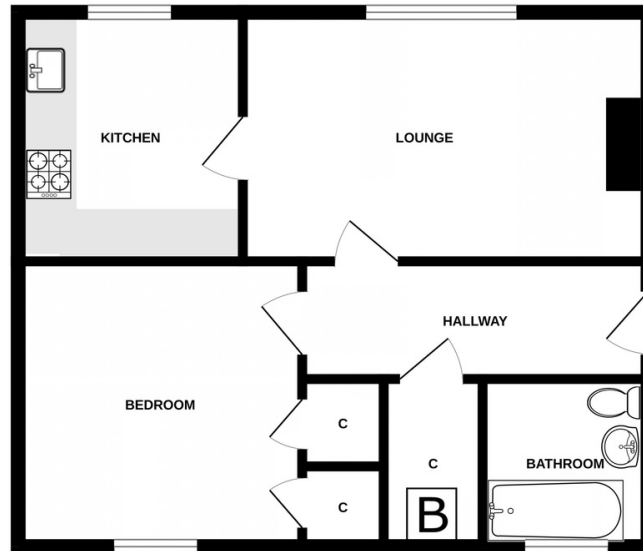
BREAKFASTING KITCHEN: Approx. 11'6 x 7'5. the Kitchen has a front-facing window and is fitted with a range of base and wall mounted storage units, co-ordinated work surfaces and stainless steel sink with mixer tap; breakfast bar area with space for casual dining; **free-standing Electric Cooker will be included in the sale NO WARRANTIES GIVEN THEREON**; space for a full height Fridge/Freezer and space for an automatic washing machine; CH Radiator.

GARDEN: To the rear of the building is a mutual/shared garden area which is laid to lawn with clothes drying poles. Bin storage area. Residential car parking to the rear. Private cellar for external storage.

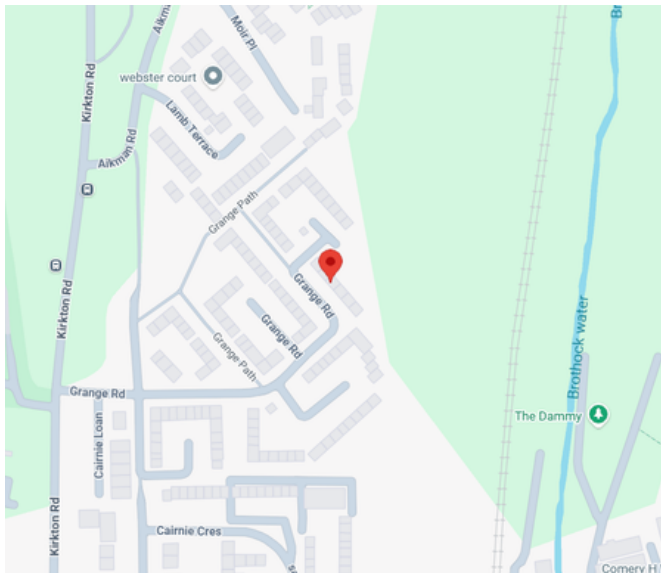


Property Professionals

GROUND FLOOR



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 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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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.

**Connelly
Yeoman**

tspc

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