



**5 NEWTON AVENUE
ARBROATH DD11 3JX**

**FIRST FLOOR
APARTMENT**



- Bright and spacious, well proportioned First Floor Apartment
- Located in a popular residential area close to the town centre amenities
- New Electric Heating System, Double Glazed Windows, fresh neutral decor
 - Mutual front and rear garden areas



FIXED PRICE
£74,000

Property Description

This bright and airy, two bedroom FIRST FLOOR APARTMENT forms the upper quarter of a purpose-built block of 4 similar flatted properties and is situated in a popular residential area, close to the town centre, and offering well proportioned accommodation. The property has been well maintained, having recently undergone a program of upgrading and fresh internal decor, together with the installation of a new energy efficient Electric heating system. The windows are double glazed and there is ample storage within the property. Entrance into the building is via a mutual entrance area and internal stairs up to the property. There is a mutual front garden area and to the rear is a mutual enclosed garden, with clothes drying area and bin storage. Viewing recommended.

ACCOMMODATION COMPRISING: ENTRANCE HALL AREA, STORAGE BOXROOM, LOUNGE, DINING KITCHEN, INNER HALLWAY, BATHROOM, 2 BEDROOMS.

ENTRANCE HALL AREA: Enter into the property via the wood and glazed entrance door into the Hall area where there is a large, walk-in cupboard (Approx. 6'6 x 3'3) with electric light and housing the electric fuse box and meter, with cloaks storage. Also in the hallway there is a large space suitable for a study or home office area, or again additional storage/cloaks area. A glazed panelled door leads off the hallway into the Lounge.

LOUNGE: Approx. 13'4 x 14'6. A bright and spacious Lounge, with an open outlook to the front; there are two new energy efficient Electric panel wall heaters; fresh neutral decor; access from the Lounge into the Kitchen. Also from the Lounge, there is another glazed panel door leading through into an Inner Hallway.

DINING KITCHEN: Approx. 6'8 x 14'10. Ample space for everyday dining; fitted base and wall mounted units and work surfaces incorporating a stainless steel sink with mixer tap; under-counter plumbing and space for an automatic washing machine; space for a free-standing cooker; further space for under-counter white goods and fridge freezer; large, walk-in larder cupboard (approx. 3' x 6'9 with electric light and fitted shelving); side-facing window.



INNER HALLWAY: Glazed panelled door into the Inner Hallway, with a large, walk-in airing cupboard which houses the water tank, with electric light and fitted shelving. Access to the Bathroom.

BATHROOM: Approx. 6'2 x 5'6. The bathroom is fully finished with wet wall panels and comprises of WC., wash-hand basin and a bath with an over the bath Electric shower unit; front-facing opaque glazed window for light and ventilation.

BEDROOM 1: Approx. 14'1 x 8'7. Spacious double size bedroom which has a rear-facing window; one wall is complete with shelving and hanging wardrobe space; Electric wall panel heater.

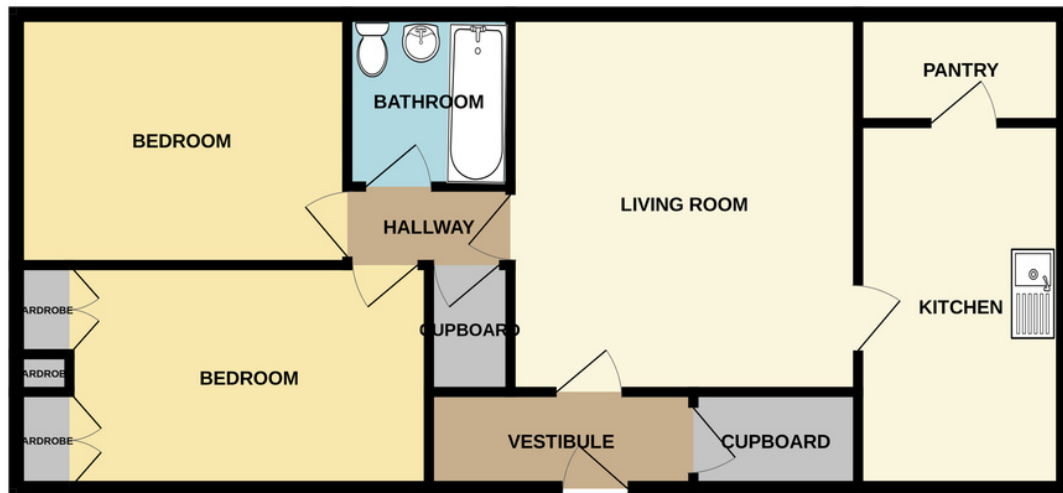
BEDROOM 2: Approx. 12'8 x 9'3. The second bedroom has a front-facing window with an open outlook; Electric wall panel heater.

GARDENS: Mutual front garden area. Access to a mutual rear garden, which is enclosed and with a drying area and bin storage.



Property Professionals

GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA: 731 sq.ft. (67.9 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 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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