

Connelly Yeoman



**16 STATION ROAD
INVERKEILOR, BY ARBROATH DD11 5RT**

**SELF-CONTAINED
GROUND FLOOR APARTMENT**



- Attractive self-contained Ground Floor Apartment with main door access
- Semi rural village location within easy reach of Arbroath and close to Lunan Bay
 - Oil Fired Central Heating, Double Glazing, ample storage
- Front garden, side driveway and detached Garage, 2 x private rear garden areas



OFFERS OVER
£110,000

Property Description

This attractive, bright and airy two Bedroom, self-contained GROUND FLOOR APARTMENT forms part of the ground floor of a stone-built building comprising similar flatted properties and is ideally situated within the semi-rural village of Inverkeilor, close to Arbroath and within easy reach of the Lunan Bay beachfront area. The property has it's own private front and side access doors and offers well proportioned accommodation, all enjoying the benefits of Oil fired central heating and Double glazed windows. Externally, the private front garden area is bounded by a stone boundary wall, with driveway leading to the detached Garage. 2 x established garden areas to the rear and mutual drying area.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, LOUNGE, 2 BEDROOMS, DINING KITCHEN; REAR & INNER HALLWAY, SHOWER ROOM, PORCH/SUN ROOM. DETACHED GARAGE.

ENTRANCE VESTIBULE & HALLWAY: Enter through the private front entrance door into a Vestibule where a glass panel door leads through into the Hallway; in the Hallway there is a built-in storage/cloaks cupboard (shelving and hanging space). CH Radiator.

LOUNGE: Approx. 12'4 x 12'10. A bright and spacious Lounge with a front-facing window; built-in shallow shelved storage cupboard; focal point tiled fireplace and hearth; original features include deep skirting boards, ceiling cornicing and a ceiling rose. CH Radiator.

BEDROOM 1: Approx. 10'10 x 10'8. A good-size Bedroom, with a rear-facing window overlooking the garden; walk-in wardrobe (shelving and hanging space) offers ample storage. CH Radiator.

BEDROOM 2: Approx. 7' x 12'9. This is the smaller Bedroom, an ideal single room, with a front-facing window overlooking the garden; CH Radiator.



DINING KITCHEN: Approx. 12'3 x 14'2. A lovely large dining kitchen with ample space for dining and a rear-facing window; base and wall units with work surfaces incorporating a sink and mixer tap. Built-in Electric Oven, Grill and Hob; integrated Fridge and slimline Dishwasher - all kitchen appliances included in the sale but **NO WARRANTIES GIVEN THEREON**. A stone-built fireplace and tiled hearth which incorporates a multi-fuel back boiler/stove but this is now obsolete. Leading off the Kitchen is a Rear Hallway.

REAR HALLWAY: With a built-in shelved storage cupboard; further access into an Inner Hallway with plumbing and space for a washing machine and there is a window looking into the rear Porch/Sun room. Access from here into the Shower Room.

SHOWER ROOM: Approx. 7'6 x 8'2. Comprising WC., wash-hand basin and shower area which incorporates an Electric shower unit; finished with modern wet wall panel finish; Extractor; CH Radiator; side-facing opaque glazed window for natural light and ventilation.

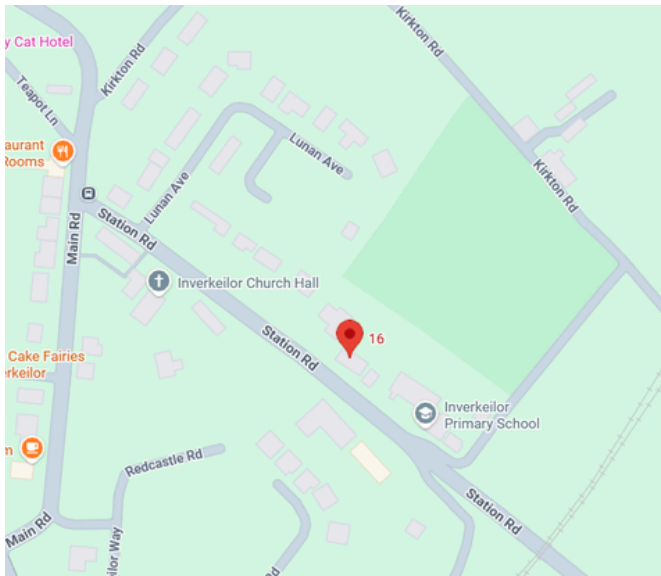
REAR PORCH/SUN ROOM: Approx. 12'7 x 8'. A great addition to the property, with side door access; side and rear-facing windows; feature stone wall, original to the gable of the house.

GARDEN: Private front garden bordered by a stone wall and a driveway leading to a detached Garage. There are 2 x private garden areas, one with an older style summerhouse, and one which could be utilised as a vegetable garden. There is a private outhouse and a mutual drying area

GARAGE: Approx. 11'2 x 19'4 with an up and over garage door; power, light & water; side window overlooking the private garden area. Access to the side of the garage where the Oil Tank is situated.



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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