Connelly Yeoman

240D HIGH STREET
ARBROATH DD11 1HY

FIRST FLOOR FLAT

- Spacious and well presented Two Bedroom First Floor Flat
- Located in the pedestrianised area of the High Street, close to the town centre
- Gas Fired Central Heating (current Gas Safety record in place), quality Double Glazing
- Well kept entry close, mutual rear garden area with drying green and bin storage

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FIXED PRICE

£69,000

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Property **Description**

This well presented, bright and airy, two bedroom FIRST FLOOR FLAT is ideally situated in a popular area of the High Street of Arbroath, within the pedestrianised area of the High Street, close to all the town centre amenities and services. The property is also within close proximity of Arbroath Abbey and grounds. Entry into the Flat is via a well kept entry close and front door. The property has been well maintained and enjoys the benefit of Gas fired central heating, quality Double glazing and has ample storage. Externally, there is a mutual rear area and clothes drying green to the rear of the building. Overall, this property would make for an exciting First Time Buy and viewing is recommended.

ACCOMMODATION COMPRISING: ENTRANCE LANDING AREA, 2 BEDROOMS, LOUNGE, BATHROOM, DINING KITCHEN.

ENTRANCE LANDING AREA: Enter into the property via the front door into the spacious internal landing area, which is fully carpeted, an ideal area for a desk for study/work/home office use.

Large walk-in storage cupboard (approx. 4'2 x 3'8) with hanging rails, shelving and electric light. Further built-in storage cupboard, ideal for household items.

BEDROOM 1: Approx. 14'8 x 9'7. A bright and spacious Bedroom, with a front-facing window overlooking the pedestrianised area of the High Street; ample space for bedroom furnishings; neutral decor and the original ceiling cornice is retained; CH Radiator.

BEDROOM 2: Approx. 11'10 x 6'4. A smaller second Bedroom, with a front-facing window overlooking the pedestrianised area of the High Street; CH Radiator.

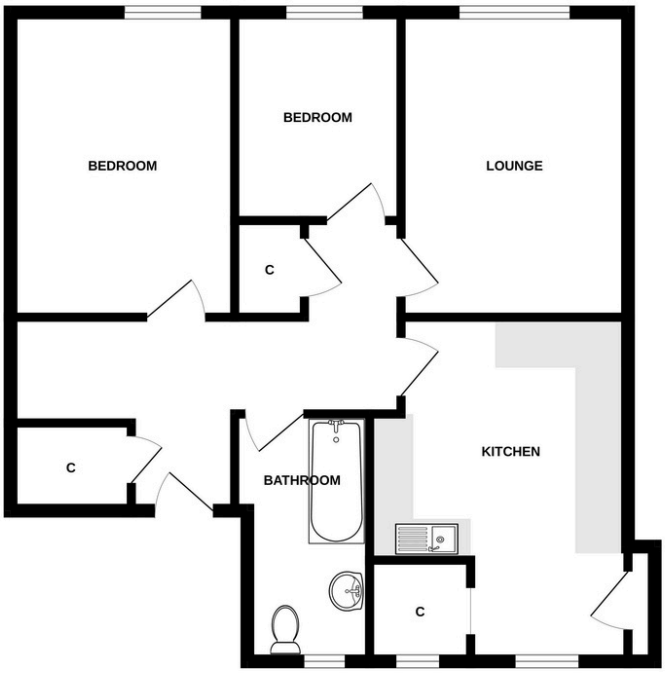
LOUNGE: Approx. 14'7 x 12'5. A bright and well proportioned square-shaped Lounge, which has two large windows overlooking the front onto the pedestrian area; original high ceiling and ceiling cornice; dado rail; focal point fireplace with a white wood surround and cast metal inlay and tiling; fitted carpeting; shelved recessed area; large CH Radiator at the window area.

BATHROOM: Approx. 12'4 (at longest point) x 4'6. Comprising a three piece white bathroom suite with a shower over the bath and fitted glazed shower screen; wet wall panel finish at the bath/shower area; wood panelling up to dado height level in a painted grey finish; ceiling downlights; large rear-facing opaque window.

DINING KITCHEN: Approx. 16' x 11'2. The Kitchen has ample space for a dining table and chairs, and has a large rear-facing window; fitted base and wall mounted units in a Shaker-style oak veneer finish, black/grey coloured work surfaces and grey tiled-effect splashbacks Built-in Electric Hob and Oven below with an extractor above the Hob; ample space for further white goods, ie fridge/freezer, etc., electric sockets in a chrome metal finish; ceiling downlights; tiled-effect laminate flooring; CH Radiator; built-in storage cupboard housing the Gas central heating boiler. Off the Kitchen is an area (approx. 4'4 x 3'7) which has fitted work surface and wall mounted storage units; laminate flooring; and a small window (this area ideal for further kitchen appliances/storage.

EXTERNAL: Mutual rear area laid out in concrete and lawn area with clothes drying poles; and bin storage.

Property Professionals



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.

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