Connelly Yeoman

28 ERNEST STREET
ARBROATH DD11 1UB

GROUND FLOOR FLAT

- Attractive and well presented One Bedroom Ground Floor Flat
- Located in a popular residential area within easy reach of town centre amenities
- Gas Fired Central Heating and Double Glazing, ample storage
- Private patio area to the rear

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OFFERS OVER

£45,000

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Property **Description**

This well presented, bright and airy one bedroom GROUND FLOOR FLAT is ideally situated within a popular residential area, close to the town centre and with most amenities and services located close-by. The property forms part of a traditional red sandstone building comprising of similar flatted properties and provides well proportioned accommodation on one level. The property has been well maintained and enjoys the benefit of Gas fired central heating, double glazing and there is ample storage. Externally, a mutual entrance close leads through to the rear of the building where you have access to a private patio area. Overall, the property may be of interest to First Time Buyers or a Single Person property, and viewing is recommended.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, LOUNGE & DINING, GALLEY-STYLE KITCHEN, BEDROOM, SHOWER ROOM.

There is a mutual entrance close into the building, with access to the rear.

ENTRANCE HALLWAY: Enter into the property via the main entrance door into the Hallway, where there is a cupboard housing the Electric meter and a further built-in shelved storage cupboard with electric power, perhaps suitable for housing a Fridge/Freezer, etc. CH Radiator. Telephone point. Access into the Lounge.

LOUNGE & DINING AREA: Approx. 18'10 x 12'8 (at widest point). A bright and spacious Lounge, with ample space for dining. There are two front-facing windows, built-in storage areas under the window (one housing the Gas meter). Focal point fireplace (gas fire is not working) Two CH Radiators. Fitted wall and ceiling lights. An internal glass window allows for borrowed light into the Hallway.

KITCHEN: Approx. 4'7 x 14'. The Kitchen is galley-style with fitted base and wall mounted storage units, worktop surfaces and a stainless steel sink with a mixer tap. Space for a free-standing Cooker (included in sale but NO WARRANTIES GIVEN THEREON). Plumbing and space for an automatic washing machine. Space for a tumble dryer. Space for an under-counter Fridge (the white kitchen appliances are included in the sale but NO WARRANTIES GIVEN THEREON). CH Radiator. Ceiling spotlights. Rear-facing window.

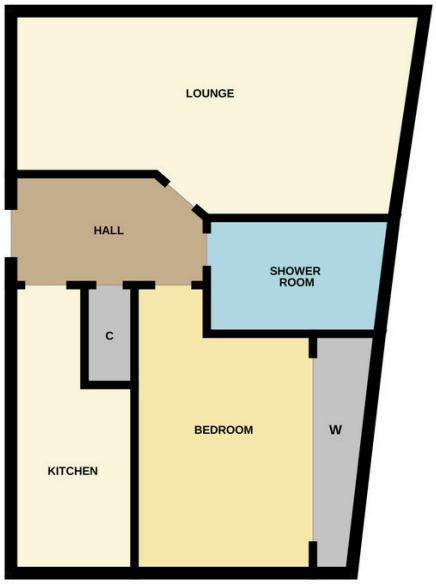
BEDROOM: Approx. 8'8 x 9'. A good-sized Bedroom, with a rear-facing window and there is one wall which is complete with fitted wardrobes, shelving and hanging space, and overhead storage (one of the wardrobes houses the Gas central heating boiler). CH Radiator. Wall light.

SHOWER ROOM: Approx. 8' x 4'8. Comprising a vanity area incorporating the wash-hand basin with mirror above, WC., and a shower cubicle housing an Electric shower. The walls are finished with wall tiling. Extractor fan. Ceiling spotlights. CH Radiator.

EXTERNALLY: To the rear is a private patio area.

Property Professionals

GROUND FLOOR
42.0 sq.m. approx.



TOTAL FLOOR AREA : 42.0 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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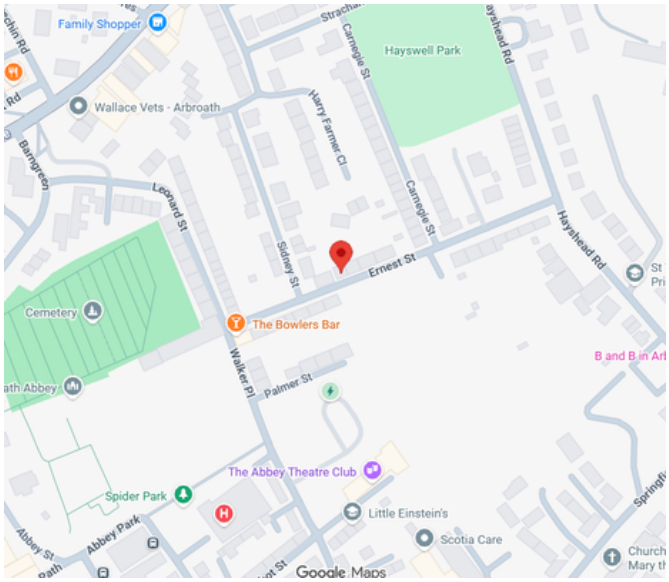

These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

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