Connelly Yeoman



29 DUKE STREET
ARBROATH DD11 2BE

GROUND FLOOR APARTMENT







- Well presented Ground Floor Apartment located in a sought after area
- Ideally situated within easy reach of the West Port and Arbroath seafront
- Gas Fired Central Heating and Double Glazing, Walk-in wardrobe/dressing room
- Mutual Rear Garden area with a private Outhouse



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OFFERS OVER

£59,000

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Property **Description**

This attractive, bright and airy, one bedroom GROUND FLOOR APARTMENT is ideally situated within a desirable residential area, close to the popular West Port area of Arbroath and within easy reach of central amenities and services. The property forms the lower part of a stone-built building of similar flatted properties, has been well maintained and enjoys the benefit of Gas fired central heating and Double glazing. Entry into the Apartment is via a mutual entrance door and entry close, leading through to the mutual rear garden area. The mutual rear garden is fully enclosed and there is a private Outhouse for external storage. The property represents an ideal property for a single person or perhaps a great First Time Buy and early viewing is recommended.



ACCOMMODATION COMPRISING: SPACIOUS ENTRANCE HALLWAY, BRIGHT LOUNGE, KITCHEN, DOUBLE BEDROOM WITH WALK-IN WARDROBE, BATHROOM.



ENTRANCE HALLWAY: Approx. 7'2 x 6'5. Entry into the spacious and welcoming Hallway, with all rooms leading off the Hallway. CH Radiator.

LOUNGE: Approx. 12'9 x 13'4. A spacious and bright Lounge, with a front-facing window and a focal point feature fireplace with a marble inlay and hearth with a timber wood fire surround and mantle (incorporating an Electric Fire). Shelved storage cupboard. Ample space for furniture settings and furnishings. CH Radiator. Serving hatch access into the Kitchen.



KITCHEN: Approx. 6'5 x 9'. The Kitchen is fitted with a range of base and wall mounted units, work surfaces incorporating a stainless steel sink with mixer tap. Space and Gas point for a gas cooker. Extractor hood above the cooker space. Plumbing and space for an automatic washing machine. Space for a fridge/freezer. CH Radiator. Front-facing window for ventilation.

DOUBLE BEDROOM: Approx. 11'9 x 13'. This is a generously proportioned double Bedroom, with a rear-facing window which overlooks the mutual rear garden. There is a large walk-in storage cupboard/wardrobe/dressing room measuring approx. 4'2 x 8'6, with shelving and hanging rail area. Adjoining this is another cupboard which houses the gas central heating boiler, with additional shelving for storage. CH Radiator.

BATHROOM: Approx. 6'2 x 9'10. Comprising a WC., wash-hand basin and a bath, with the bath having an over the bath shower unit. Wall tiling at the bath and shower areas, wash-hand basin area and the remainder of the walls are finished in wet wall panels. Bathroom fitments. Vinyl floorcovering. CH Radiator. Opaque glazed rear-facing window affords natural light and ventilation.

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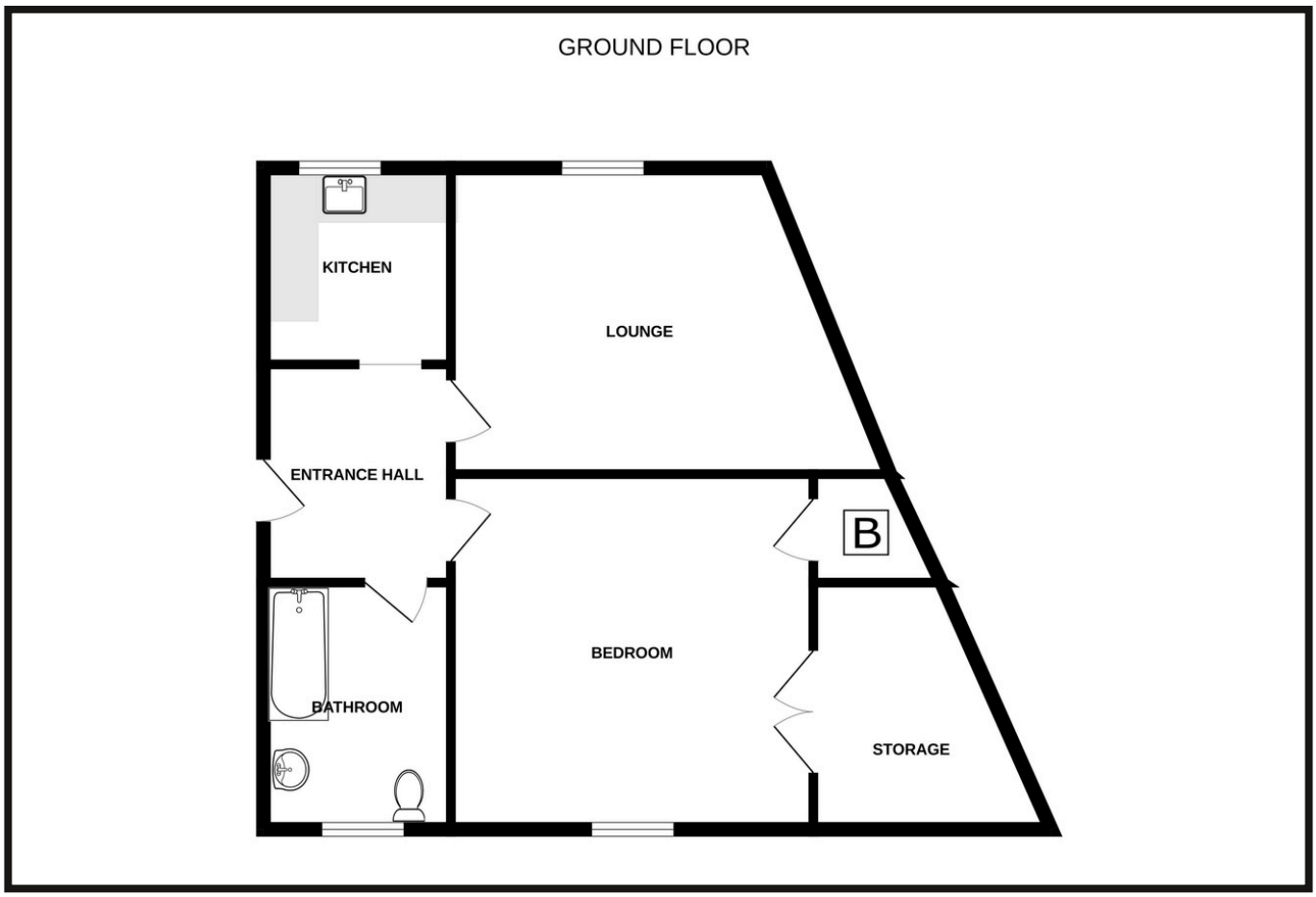
EXTERNALLY: Access to a mutual garden area to the rear of the building, which is all fully enclosed, and there is a private Outhouse. Bin storage.







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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