Connelly Yeoman



1 PRINCES STREET, ARBROATH, DD11 2BL | **GROUND FLOOR FLAT**







- Ground floor two bedroom flat in a central location close to local amenities
- Gas central heating and double glazing
- Mutual Drying Green



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OFFERS OVER

£70,000

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Property **Description**

This ground floor, two-bedroom flat offers spacious accommodation with excellent potential to create a comfortable and welcoming home. The property benefits from two good-sized bedrooms, providing flexible living space for a variety of needs, whether for a couple, small family or those seeking an additional guest room or home office. The flat is fitted with gas central heating and double glazing, offering practical benefits for everyday comfort and energy efficiency. The bathroom comprises a three-piece suite, together with a separate shower cubicle fitted with an electric shower, providing additional convenience. A particularly useful feature is the direct access to the rear of the property, leading out to a communal drying green, offering convenient outdoor access and a practical space for drying laundry. Situated in Arbroath, this property represents an opportunity for a purchaser to personalise the accommodation to their own taste and style. With its generous bedroom sizes, practical facilities and ground floor position, the flat offers a solid foundation for someone looking to create a home tailored to their individual preferences.



ACCOMMODATION: ENTRANCE HALLWAY, LOUNGE, BEDROOM 1, REAR HALLWAY, KITCHEN, BEDROOM 2, BATHROOM

ENTRANCE HALLWAY:
A welcoming hallway with access to the first bedroom and lounge.

BEDROOM 1:
Approx. 9'1 x 14'4. Overlooking the front of the property this good sized double bedroom has a radiator and a cupboard below the window housing the gas meter.



LOUNGE:
Approx. 12'5 x 13'9. A bright lounge with two windows overlooking the front of the property with laminate flooring and a radiator.

REAR HALLWAY:
The rear hallway has a door leading out into the back garden and houses the electric meter.



KITCHEN: Approx. 5'6 x 12'. Fitted with a range of base and wall units with coordinating work surfaces incorporating a stainless steel sink. There is a free standing electric cooker and plumb space for an automatic washing machine. A cupboard houses the gas central heating boiler.

BEDROOM 2: Approx. 12'5 x 12'. A good sized double bedroom overlooking the rear of the property with a shallow shelved cupboard.

BATHROOM: Approx. 5'8 x 12'5. Fitted with a three piece suite comprising of a wash hand basin, WC and bath. There is a separate shower cubicle housing an electric shower and a heated towel rail.

GARDEN: To the rear is a mutual drying green.



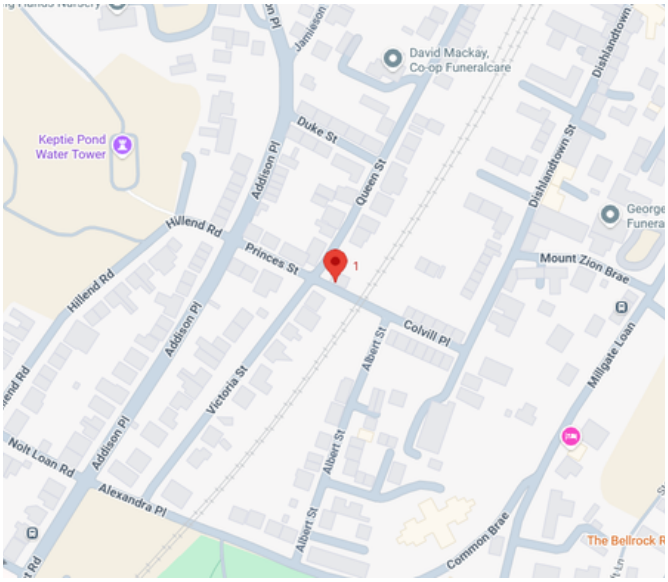






Property Professionals





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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