Connelly Yeoman

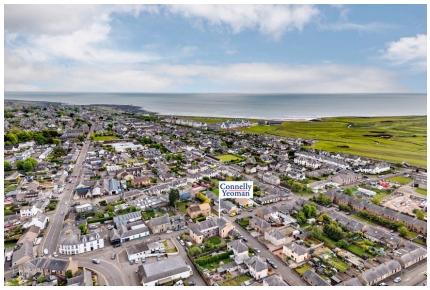


2B SMIETON STREET, CARNOUSTIE, DD7 7NE

GROUND FLOOR FLAT







- Spacious ground floor flat
- Within a popular residential area close to the town centre
- Gas central heating and double glazing
- Mutual rear garden with outhouse



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FIXED PRICE

£75,000

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Property **Description**

This bright and airy one bedroom GROUND FLOOR FLAT is ideally situated within a popular residential area close to the town centre and provides generously proportioned accommodation on one level. The property has been well maintained and enjoys the benefit of Gas central heating and double glazing. A new boiler was fitted 6 months ago and has a 10 year guarantee. The accomodation consists of spacious lounge with storage, a modern kitchen, double bedroom and shower room. Outside is accessed to a communal garden area upkept by Angus Council and a secure outbuilding.

ACCOMMODATION: LOUNGE, KITCHEN, BEDROOM, SHOWER ROOM.



ENTRANCE HALLWAY: Through a communal pathway with secure entry system to both front and rear doors. Enter through the front door into the hallway which has wood effect flooring flowing through and good size storage cupboard.



LOUNGE:
Approx. 10'6 x 17'8. Through a glass panel door into the lounge with built in shelving and storage underneath the front facing window.

KITCHEN:
Approx. 9'2 x 10'8. Enter into the kitchen via a glass panel door. Fitted with modern base and wall units with coordinating work surfaces, composite sink with mixer tap and space for a free standing cooker, and plumbed space for white goods. A window overlooks the rear garden.



BEDROOM:
Approx. 7'10 x 13'3. With wood effect flooring and front facing window. Built in storage with hanging space and shelving.

SHOWER ROOM:
Approx. 4'6 x 8'9.. A walk in electric power shower with Vinyl flooring and a two piece white suite. with Wet Wall to the walls.

GARDEN:
The communal gardens are accessed by a secure door are neatly laid out in lawn with drying poles and paved patio seating areas. A secure outbuilding for further storage. Angus Council upkeep this garden space at no cost.

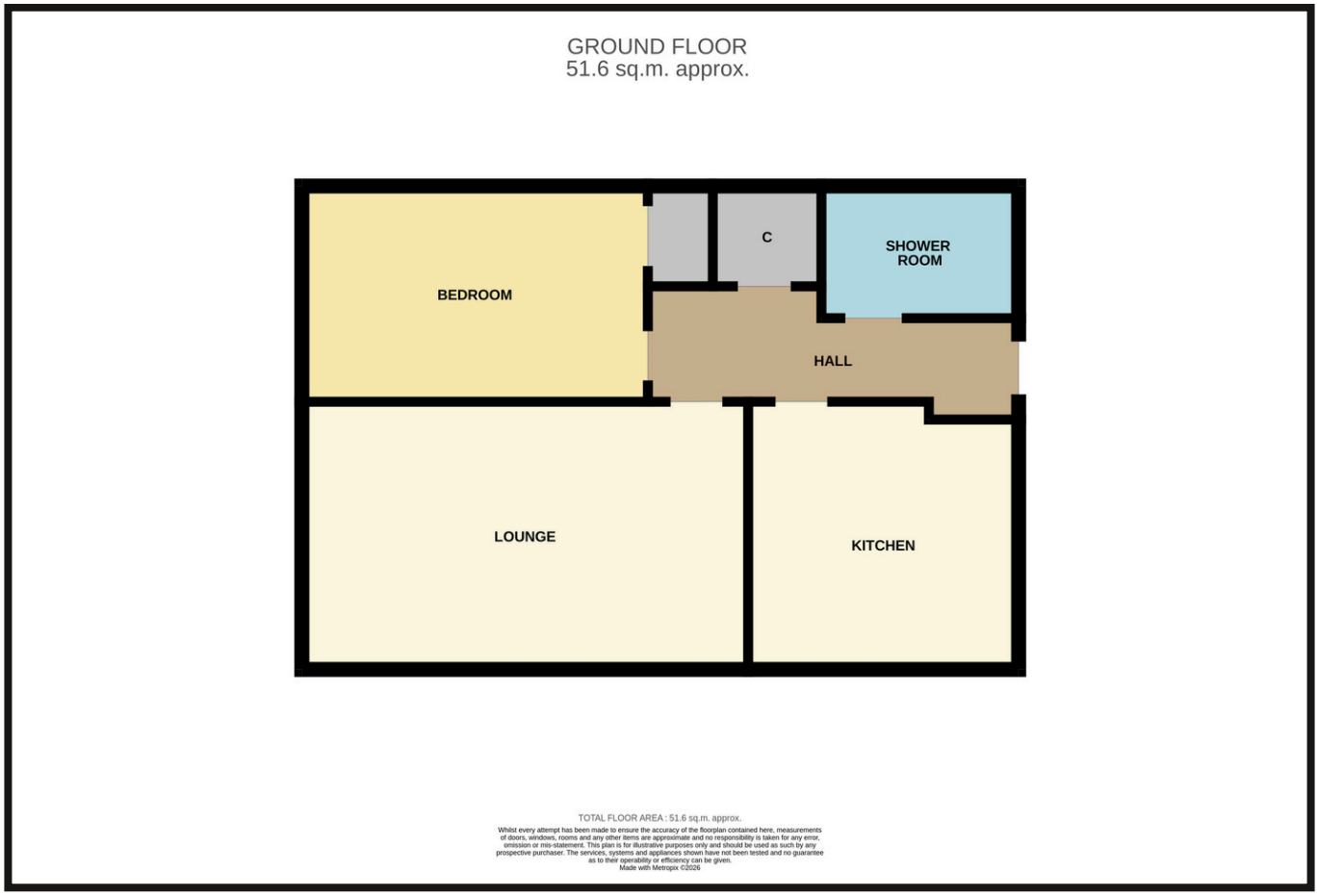


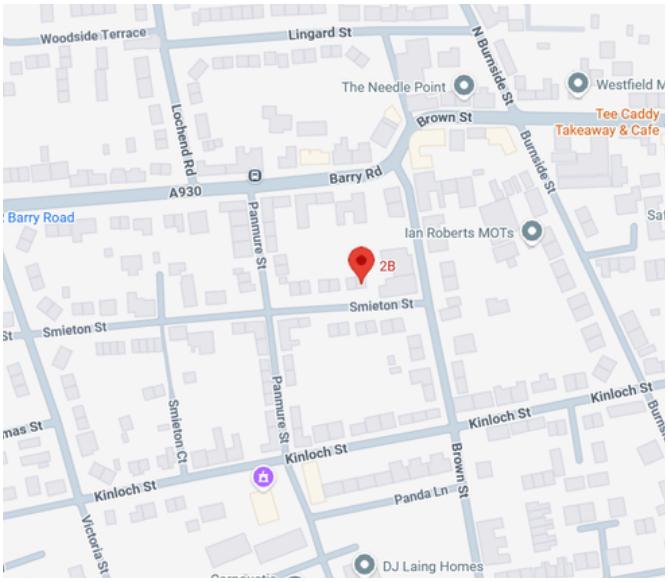






Property Professionals





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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