Connelly Yeoman



4 HELEN STREET
ARBROATH DD11 3AP

FIRST FLOOR FLAT







- Bright and spacious 2 Bedroom First Floor Flat
- Located in a popular residential area close to the town centre amenities and services
- Electric Heating, Double Glazing, tasteful decor, modern fittings
- Mutual entrance and stairwell, mutual rear drying area and bin storage



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OFFERS OVER

£69,000

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Property **Description**

This attractive, bright and airy, two bedroom FIRST FLOOR FLAT forms part of a purpose built building comprising 4 similar flatted properties and is ideally situated within a popular residential area close to the town centre amenities, within easy reach of both Arbroath train and bus stations, local shops and national supermarkets. The Flat offers well proportioned accommodation, has been well maintained and enjoys the benefits of Electric heating, Double glazing and has ample storage. Internal decor is fresh and neutral. Externally, there is a mutual entry and staircase leading to the Flat. To the rear of the building is a mutual drying area and bin storage. Overall, an ideal First Time Buy, or investment buy, with viewing recommended.



ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, LOUNGE, KITCHEN, BEDROOM 1, BEDROOM 2, SHOWER ROOM.



ENTRANCE HALLWAY: A welcoming hallway which has a built-in storage cupboard with shelving and which houses the electrics and a second deep storage cupboard housing the water tank; fresh neutral decor and fitted carpeting.

LOUNGE: Approx. 11'1 x 16'5. A lovely bright, well proportioned lounge, overlooking the front of the property, with neutral décor, fitted wall lights; electric storage heater. Door accessing into the kitchen.

KITCHEN: Approx. 7'7 x 7'9. Fitted with a range of base and wall units with co-ordinated work surfaces incorporating a stainless steel sink with mixer tap; mono-chrome black tiled splashbacks; space for a fridge/freezer; plumbing and space for an automatic washing machine. Integrated appliances to include:- Electric Oven, 4 burner Electric Hob with extractor hood above.



BEDROOM 1: Approx. 11'1 x 9'11. A good sized double bedroom with ample space for furnishings and overlooking the front of the property; neutral decor and fitted carpeting; electric heater.

BEDROOM 2: Approx. 8'6 x 9'3. A good size second bedroom, overlooking the rear of the property, with neutral decor and fitted carpeting; electric heater.

SHOWER ROOM: Approx. 5'8 x 6'7. Fitted with a two piece white bathroom suite comprising of a free standing wash hand basin, WC and a shower enclosure housing an Electric power shower with wet wall panel finish at the shower and the other walls are tiled; ceiling downlights; rear-facing opaque window provides natural ventilation and light.

EXTERNAL: Mutual entry and stairwell to the Flat; mutual rear drying area and bin storage.

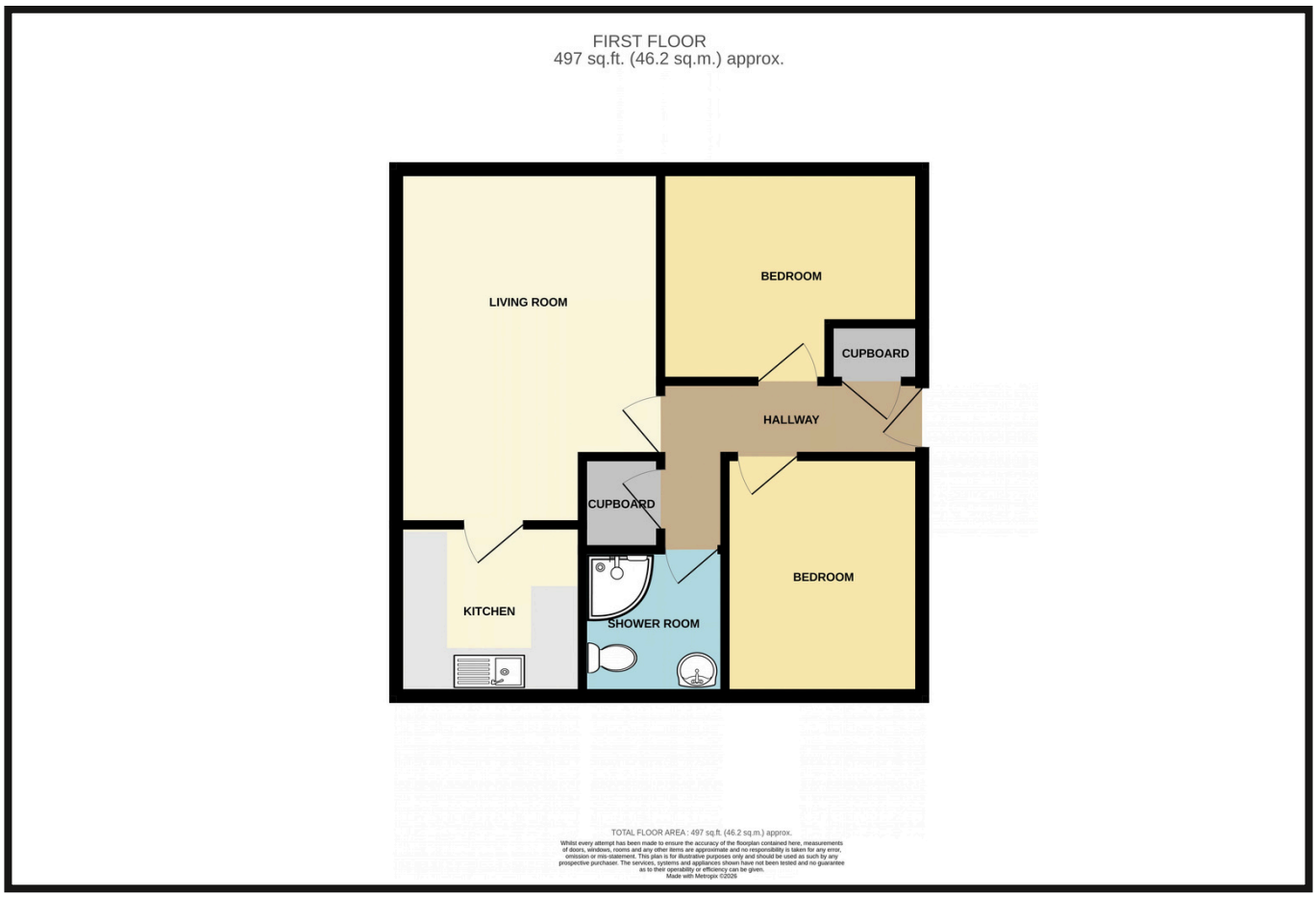


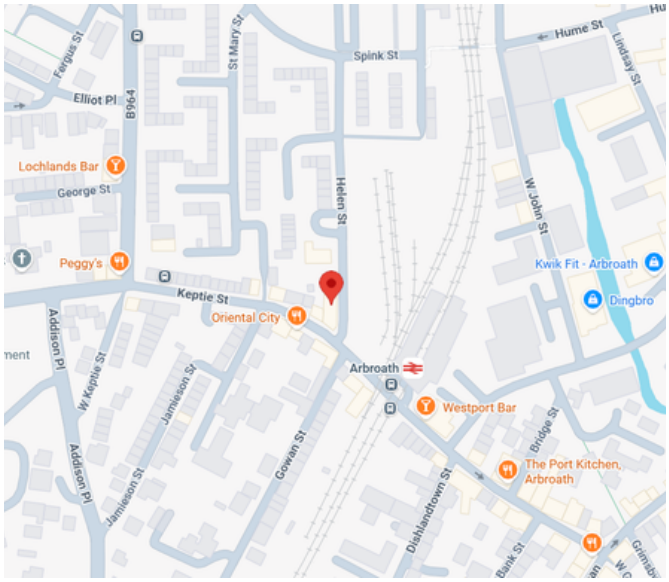






Property Professionals





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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