



**50 UNION STREET EAST, ARBROATH, DD11 1DA
OFFERS OVER £85,000**



LCD

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HOME REPORT VALUATION **£85,000**

EPC RATING **D**



This immaculately presented two-bedroom top floor flat is excellently sized throughout with partial sea views. The property forms part of a block of 6 within a popular residential area conveniently located for access to Victoria Park, grocery stores, shopping facilities and commuting links.

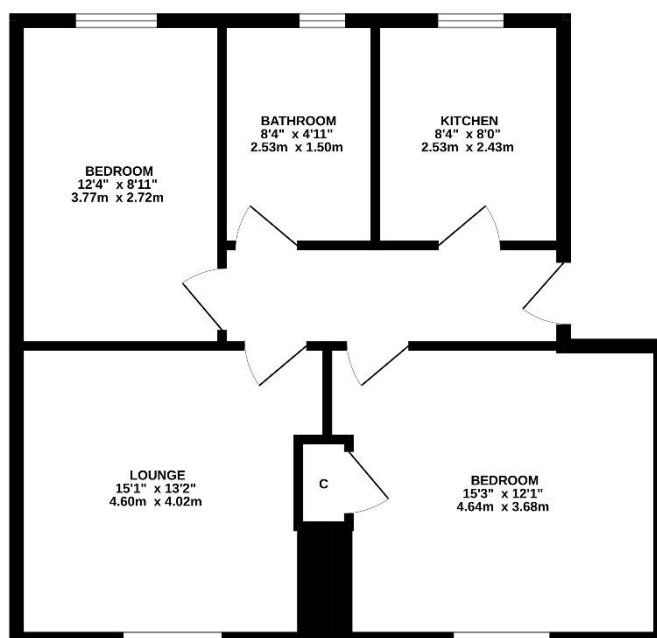
The property opens to the entrance hallway providing access to all rooms. To the front of the property is the bright lounge which benefits from a large South facing window and laminate flooring. The kitchen is of a modern design with grey wall and base units and wood effect linoleum flooring. There is an integrated oven, hob, extractor hood and stainless-steel sink. The washing machine is included in the sale.

The larger double bedroom is to the front of the property with laminate flooring and storage cupboard which houses the boiler. The second bedroom is positioned to the rear and is laid with carpet flooring. The bathroom is fitted with a 3-piece white suite with an electric shower over the bath. The wash hand basin is fitted within a vanity unit offering additional storage space. The room is finished with linoleum flooring, wet wall surrounding the bath and sink, and a heated towel rail.

Externally there is a communal garden to the rear of the property.

This property would be ideal for first time buyers or as a property investment. Early viewing is highly recommended.

SECOND FLOOR



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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