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56 Cairnie Loan

| Arbroath | DD11 4DT

Offers Over £85,000

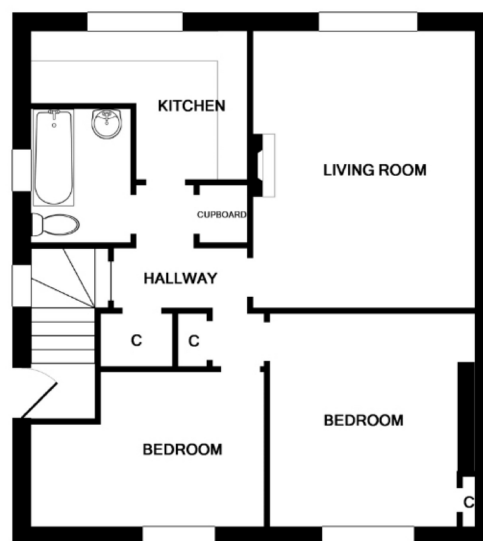
Lounge	16'3 x 13'1	4.95m x 3.99m
Kitchen	12'6 x 9'2 (at widest point)	3.81m x 2.79m (at widest point)
Bedroom	13'6 x 12'3	4.11m x 3.73m
Bedroom	13'3 x 10'2	4.04m x 3.10m
Bathroom	7'8 x 4'10	2.34m x 1.47m



Spacious first floor flat in popular residential area convenient for all amenities. The property benefits from double glazing and gas central heating comprises: Upper hall, three storage cupboard and hatch giving access to attic. Bright spacious lounge, wall mounted gas fire, ample space for occasional furniture. Kitchen fitted with both wall mounted and base units, contrasting work surfaces, plumbing for automatic washing machine, space for cooker. Two double bedrooms. Bedroom one also benefits from a storage cupboard. Bathroom fitted with three piece white suite comprising WC, wash hand basin and bath with shower over. Externally there is a driveway leading to a single garage. Enclosed private garden to the rear with lawn area and a variety of trees, plants, shrubs, summer house and garden shed. There is also a communal drying area. EPC: D



- Spacious First Floor Flat
- Benefits from driveway and garage
- Hall, Lounge, Kitchen
- 2 Bedrooms, Bathroom
- Private garden to rear
- Communal drying area
- Viewing highly recommended
- EPC: D



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