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41 St Vigean's Road

| Arbroath | DD11 4DJ

Offers Over £50,000

Lounge	11'6 x 11'0	3.51m x 3.35m
Kitchen	10'6 x 5'1	3.20m x 1.55m
Bedroom	11'10 x 9'1	3.61m x 2.77m
Bathroom	7'11 x 5'6	2.41m x 1.68m



Spacious ground floor flat situated within a popular residential area convenient for a wide range of shopping amenities, public transport and recreational facilities. The property, which benefits from double glazing and gas central heating, comprises entrance hall with two storage cupboards. Spacious lounge with front facing window and storage cupboard. Door leading to kitchen. Kitchen is fitted with both wall mounted and base units, contrasting work surfaces incorporating sink unit and drainer and front facing window. Double bedroom located to the rear of the property with window overlooking garden area, storage cupboard incorporating central heating boiler. Bathroom fitted with three piece white suite comprising WC, wash hand basin and bath. Externally there is a garden area to the rear, which has been laid with easy maintenance in mind. EPC - C.



- Spacious Ground Floor Flat
- Popular Residential Location
- Entrance Hall
- Lounge; Kitchen
- Double Bedroom
- DG, GCH, EPC - C
- Garden Area to Rear
- Ideal First Time Purchase or Investment Opportunity



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