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44 John Street
| Arbroath | DD11 1BU

Offers Around £40,000

Lounge	11'6 x 11'4	3.51m x 3.45m
Kitchen	7'6 x 5'9	2.29m x 1.75m
Bedroom	11'1 x 8'5	3.38m x 2.57m
Shower Room	8'9 x 3'1	2.67m x 0.94m

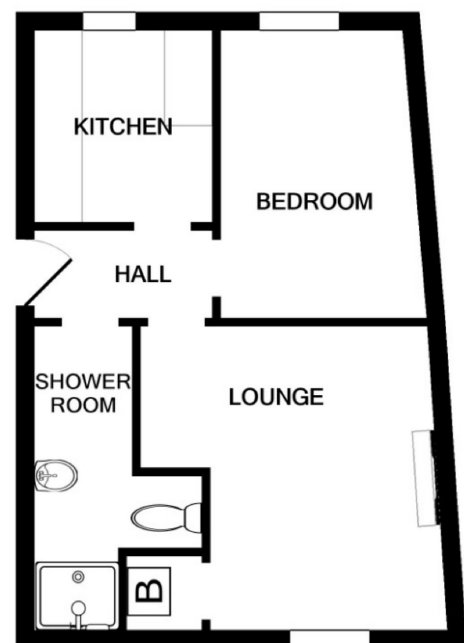
This ground floor flat is centrally situated and is convenient for a wide range of shopping amenities, public transport, recreational facilities and beach.

A door from the street leads to the entrance door to the property and through to a shared garden. The accommodation comprises: hallway, lounge with decorative fire surround, kitchen with integrated oven and hob, bedroom and shower room. The flat has great potential but some refurbishment required.

Viewing is recommended to appreciate this centrally located property.

EPC: D

- Ground Floor Flat
- Hallway
- Lounge
- Kitchen
- Bedroom
- Shower Room
- GCH, EPC - D
- Shared Garden



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