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CAMPBELL BOATH

12 WILLIAMSON COURT, LARGO STREET, ARBROATH, DD11 5EB
OFFERS OVER: £45,000

Solicitors & Estate Agents

tspc MEMBER

www.campbellboath.com

Accommodation Comprises: Vestibule, Entrance Hall, Lounge/Dining Room, Kitchen, Bedroom & Bathroom. External: Private Rear Garden.

This is a well-presented GROUND FLOOR ONE BEDROOM APARTMENT which is situated in a popular residential area of Arbroath. The property is close to all local amenities including shops, primary and secondary schools, and a main bus route. Benefits include double glazing and electric heating. All floor coverings and window blinds are included in the sale. Early internal viewing is highly recommended.

ENTRANCE: -
A hardwood door gives access to the entrance hall. There is a large built-in storage cupboard. Vinyl flooring. Electric storage heater.

LOUNGE: -
Approximately XXXXXXXXXXXX. A glazed door allows access to the spacious lounge which has double-glazed bay style windows offering pleasant outlook towards the front of the property. Fitted Venetian blinds. There is space for a dining table and chairs. Laminate flooring. Electric storage heater.

KITCHEN: -
Approximately XXXXXXXXXX. The kitchen has a range of base and wall mounted storage cupboards having contrasting work surfaces. The stainless-steel sink has plumbing connections for a washing machine. Tiled splashback. Electric cooker point. There is a double-glazed window offering pleasant outlook towards the rear of the property. Vinyl flooring.

BEDROOM: -
Approximately XXXXXXXXXXXX. This is a good-sized bedroom with double glazed window offering pleasant outlook towards the rear garden. There is a built-in wardrobe offering ample hanging space with attractive mirror sliding doors. Laminate flooring. Electric wall heater.

BATHROOM: -
This has a three-piece suite which includes a W.C., vanity hand wash basin with cupboards below and a bath with an electric shower above. Tiled splashback. There is a double-glazed window offering a good deal of natural light. Vinyl flooring.

EXTERNAL: -
There is a private enclosed garden to the rear. Garden shed.











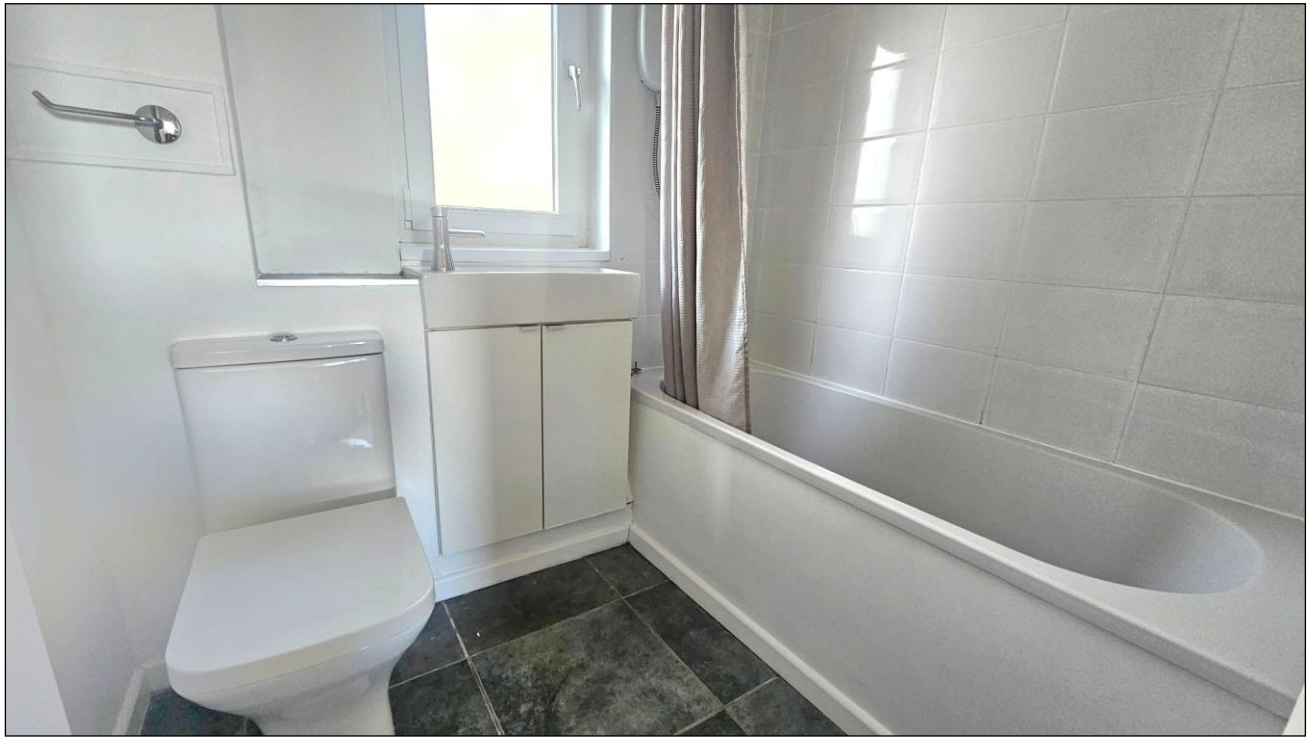



Owner: Clients of Campbell Boath

Viewing: Telephone Campbell Boath Solicitors on 01382 202060
or **Email**: property@campbellboath.com

Office Opening Hours: Monday - Friday 9am - 5pm

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For more details regarding this property and many other properties visit our website at **www.campbellboath.com** or telephone our office on 01382 202060.

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All measurements have been taken by a sonic tape measure and therefore may be subject to a small margin of error. Whilst the Selling Agents believe the above details to be correct, no warrenty can be given and any potential purchaser should satisfy themselves as to the accuracy of.

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