Connelly & Yeoman
Solicitors & Estate Agents

10 HOWARD STREET, ARBROATH, DD11 4DH

OFFERS AROUND £115,000

This is a highly impressive stone built **TERRACED VILLA** that provides excellent spacious family accommodation on two levels, and is pleasantly situated in a much sought after area to the town, conveniently situated to all amenities, including Shops, Schools and local transport. The stylish home has been newly refurbished, decorated and completed by the existing owners to an exceptionally high standard, with many additional attractive features including white interior doors, a beautiful new well appointed Dining Kitchen and the stunning new Bathroom. The property also enjoys the benefits of new Gas Central Heating and Double Glazed Windows and External Doors. The delightful enclosed rear garden is laid in lawn with coloured chipped stones. A gate gives access out to car parking facilities. Viewing this home is highly recommended to fully appreciate.

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ACCOMMODATION

Ground Floor: Entrance Hallway, Lounge, Dining Kitchen.
Upper Floor: 2 Double Bedrooms, Single Bedroom/Study & Bathroom.

LOCATION

Travelling from the roundabout on Grant Road, take the turn off for Forfar onto the High Road Bridge and into Cairnie Street. Take the first turning to the right into Howard Street. No. 10 is situated on the left hand side.

RECEPTION HALLWAY: Enter through white U.P.V.C. double glazed front entrance door leading into the Entrance Hallway. Cloakpegs. A stairway leads to the upper floor accommodation.

LOUNGE: Approx. 14' 2" x 11' 7". A white glass panelled door gives access into an extremely attractive bright and airy room of generous proportions. A window has an outlook over the front of the property.

DINING AKITCHEN: Approx. 19' x 11' 7". A white glass panelled door leads into the beautiful new spacious well appointed Dining Kitchen fitted with base units and wall mounted units in a Light Oak colour. Chrome coloured accessories. Ample contrasting worktop surfaces in a dark Black Granite effect finish & co-ordinating breakfast bar. Incorporating stainless steel sinktop with mixer tap. Integrated ceramic hob & electric oven.A large window overlooking the rear. Two spotlight clusters. Cupboard. Double glazed door leading out.

UPPER FLOOR: Landing.

BATHROOM: Approx. 6' 11" x 5' 6". Well presented with new three piece white suite. Shower unit over the bath with screen. Attractive wet wall covering complements the suite. High level window

BEDROOM 1: Approx. 11' 8" x 10' 6. This is a most attractive bright generously proportioned bedroom which overlooks the rear. Spotlight track.

BEDROOM 2: Approx. 11' 6" x 10' 8" . A particularly pleasant, excellently sized, double bedroom that has a window which overlooks the front of the property. Spotlight track.

BEDROOM 3/STUDY: Approx. 7' 4" x 7' . A very attractive well proportioned room that could be utilised for a variety of purposes. Front facing window.

HEATING: New Gas Central Heating

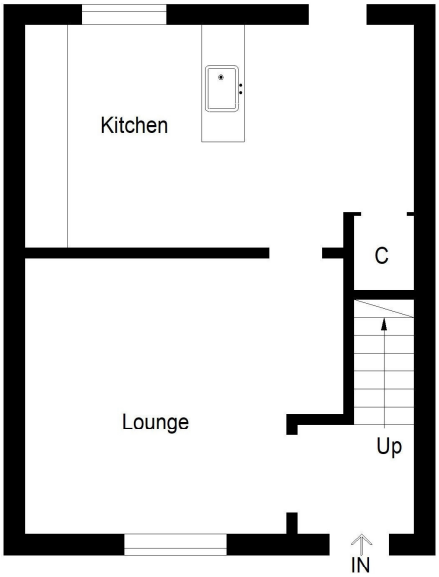
FEATURES: Double Glazed Windows & Exterior Doors.

OUTSIDE: The delightful enclosed rear garden is laid in lawn with coloured chipped stones. A gate gives access out to car parking facilities.

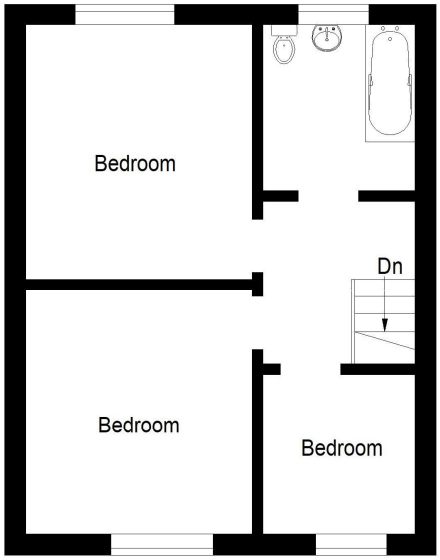
EPC Rating: C

HOME REPORT: **For further information relating to the condition of the property, viewing the Home Report is recommended.**

VIEWING: By arrangement with Connelly & Yeoman.



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID438568 / Ref:65519)

These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.