

Connelly & Yeoman

Solicitors &

Estate Agents

13 LAMLEY TERRACE, ARBROATH, DD11 5AD



OFFERS AROUND £105,000

HOME REPORT VALUATION £120,000

This attractive **END TERRACED VILLA** is ideally situated in a pleasant area of the town, in a quiet cul-de-sac location, convenient for schools, sports centre, shops and other local amenities, providing excellent deceptively spacious adaptable family accommodation. The property has been maintained TO a good standard over the years and benefits from a well appointed Kitchen with ample worktop surfaces. In addition, the property has Gas Central Heating, Double Glazed Windows and Exterior doors. An easily maintained enclosed garden to the front is laid out neatly in monoblock which continues around the side of the property and through to the rear. A fully enclosed, large garden is to the rear which is laid out in lawn, paving and there is an area which could be used as an allotment. A shed is also included in the purchase. This property must be seen to fully appreciate the space internally and externally which is on offer.

ACCOMMODATION

Ground Floor: Hallway, Lounge, Kitchen, Dining Room.

Upper Floor: 3 Bedrooms & Shower Room.



78 High Street ♦ Arbroath ♦ DD11 1HL Arbroath ♦ DX530458

Tel: (01241) 434200

Fax: (01241) 434100

31 High Street ♦ Carnoustie ♦ DD7 6AG ♦ Tel: (01241) 859500 ♦ Fax: (01241) 859347

Website: www.connellyyeoman.com ♦ Email: enquiries@connellyyeoman.com

<u>PORCH:</u>	External covered porch with recessed shelving.
<u>HALLWAY:</u>	The hallway has been tastefully decorated. Laminate Flooring. Under stair cupboard. Stairway leads to the upper floor accommodation.
<u>W/C:</u>	Approx. 5'6" x 2'9". Fitted with a 2 piece white suite. Laminate flooring.
<u>LOUNGE:</u>	Approx. 14'4" x 12' 2" (plus the Bay 6'5" x 3'4") This is a spacious room with a large front facing bay window. Corniced ceiling. Wooden fireplace with coal effect electric fire. Recessed alcove.
<u>KITCHEN:</u>	Approx. 15' 9" x 8' 4". This is a well appointed kitchen which has been fitted with base and wall mounted units in a Beech colour. Chrome coloured accessories. Ample worktop surfaces in a Grey colour. Stainless steel sink top with mixer tap. Space for Fridge Freezer. Plumbed for automatic washing machine. Storage cupboard housing the boiler. Tiled effect laminate flooring. Window. Open to Dining Area. Double glazed door leading out to the rear of the property.
<u>DINING ROOM:</u>	Approx. 12' 5" x 9' 4". This is an adaptable room which has a window outlook to the rear garden. Cupboard. Dado rail. Corniced ceiling.
<u>UPPER FLOOR:</u>	Mid level there is a window. Landing with airing cupboard.
<u>SHOWER ROOM:</u>	Approx. 7' 11" x 5' . Fitted with a 2s piece white suite. Walk in shower unit with wet wall. Bathroom accessories. Window.
<u>BEDROOM 1:</u>	Approx. 10' 8" x 9' 4". This is a particularly charming generously proportioned room which has been tastefully decorated. Window with a pleasant outlook to the front. Wardrobes. Built in cupboard with louvre doors.
<u>BEDROOM 2:</u>	Approx. 13' 4" x 10' 8". Another double bedroom with a window which has an outlook over the rear of the property. Corniced ceiling.
<u>BEDROOM 3:</u>	Approx. 12' 7" x 9' 2". A well proportioned room with a large window. Corniced ceiling.
<u>HEATING:</u>	Gas Central Heating.
<u>FEATURES:</u>	Double Glazed Windows & Exterior Doors in white.
<u>OUTSIDE:</u>	An easily maintained enclosed garden to the front is laid out neatly in monoblock which continues around the side of the property and through to the rear. A fully enclosed, large garden is to the rear which is laid out in lawn, paving and there is an area which could be used as an allotment. A shed is also included in the purchase.
<u>LOCATION:</u>	Traveling from Springfield Terrace onto Seaton Road, turn left into Horologe Hill and take the 3 rd turning on the right into Lamley Terrace. No. 13 is located in the right hand corner.
<u>E.P.C. Rating:</u>	D

HOME REPORT:

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

VIEWING:

By arrangement with Connelly & Yeoman

















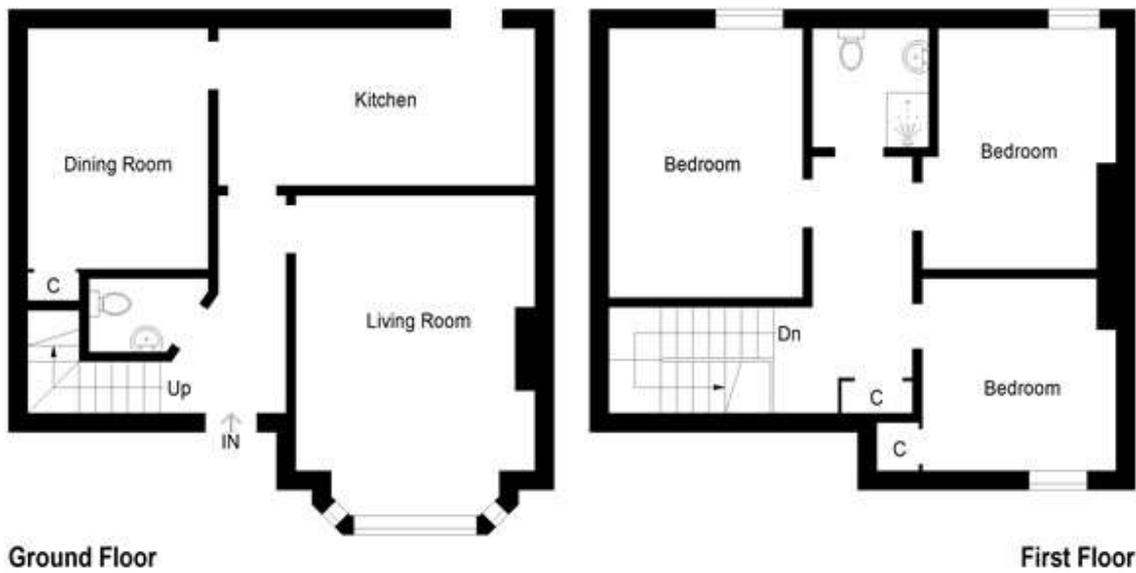


Illustration For Identification Purposes Only. Not To Scale (ID452885 / Ref:66183)

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.