

20 LARGO STREET, ARBROATH, DD11 5ES



OFFERS OVER £95,000

This well presented, spacious **MID TERRACED VILLA** provides excellent family accommodation on two levels, situated within a popular and pleasant residential area, close to Schools, Shops, Sports Centre and local transport. The subjects are in good decorative order with a well appointed Kitchen and Shower Room. The property enjoys the benefits of Gas Central Heating, Double Glazed Windows & Exterior Doors. To the front is an easily maintained garden and to the rear is a delightful enclosed garden laid out in lawn with a large patio area. There is an assortment of bushes and shrubs and a greenhouse which will be included in the sale. Viewing this home internally is thoroughly recommended to fully appreciate the space which is on offer.

ACCOMMODATION

Hallway, W/C, Lounge with Dining Area, Kitchen. Upper Floor: 3 Bedrooms, Shower Room.



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| <u>HALLWAY:</u> | Enter through glazed front entrance door into the welcoming hallway. Laminate flooring. Large storage cupboard. Stairway leading to the upper floor accommodation. |
| <u>W/C:</u> | Approx. 6'3" x 5'6". Fitted with a two piece coloured suite. Window. |
| <u>LOUNGE :</u> | Approx. 12'5" x 11' 10". A bright and airy spacious room with large front facing window. Stone fire surround with electric fire. Corniced ceiling. |
| <u>DINING AREA:</u> | Ample space for table and chairs. Cupboard housing back boiler. Wood effect flooring. Window overlooking the rear garden. |
| <u>KITCHEN:</u> | Approx. 12' 7" x 8'. This is a good sized, well-appointed kitchen which has been fitted with base and wall mounted units in a painted grey colour. Ample worktop surfaces. Fitted with an electric oven, gas hob with stainless steel splashback. Space for a fridge and plumbed for an automatic washing machine. Large window overlooking the rear and door leading out. |
| <u>UPPER FLOOR:</u> | Access to the loft. |
| <u>SHOWER ROOM:</u> | Approx. 9' 2" x 4' 10". A most attractive family shower room with new two piece modern white suite. Wash hand basin has vanity unit below. Separate shower cubicle. Wet wall. Window. |
| <u>BEDROOM 1:</u> | Approx. 12' x 9' 6". This is a delightful generously proportioned room which has been tastefully decorated. Window with a pleasant outlook to the front. |
| <u>BEDROOM 2:</u> | Approx. 11' 11" x 11'1". Another good sized, bright bedroom with a large window overlooking the rear of the property. |
| <u>BEDROOM 3:</u> | Approx. 9' 9" x 7' 10". Rear facing window and large storage cupboard. |
| <u>HEATING:</u> | Gas Central Heating. |
| <u>FEATURES:</u> | Double Glazed Windows & Exterior Doors. |
| <u>OUTSIDE:</u> | To the front is an easily maintained garden and to the rear is a delightful enclosed garden laid out in lawn with a large patio area. There is an assortment of bushes and shrubs and a greenhouse which will be included in the sale. |
| <u>LOCATION:</u> | Travelling along Seaton Road, turn right into St Ninians Road. Take the 3 rd left into Benedict Road then the 2 nd left into Great Michael Road. Carry on and Largo Street is located on the right hand side. No. 20 is located at the end in the cul-de-sac. |
| <u>E.P.C. Rating:</u> | D |
| <u>VIEWING:</u> | By arrangement with Connelly & Yeoman |











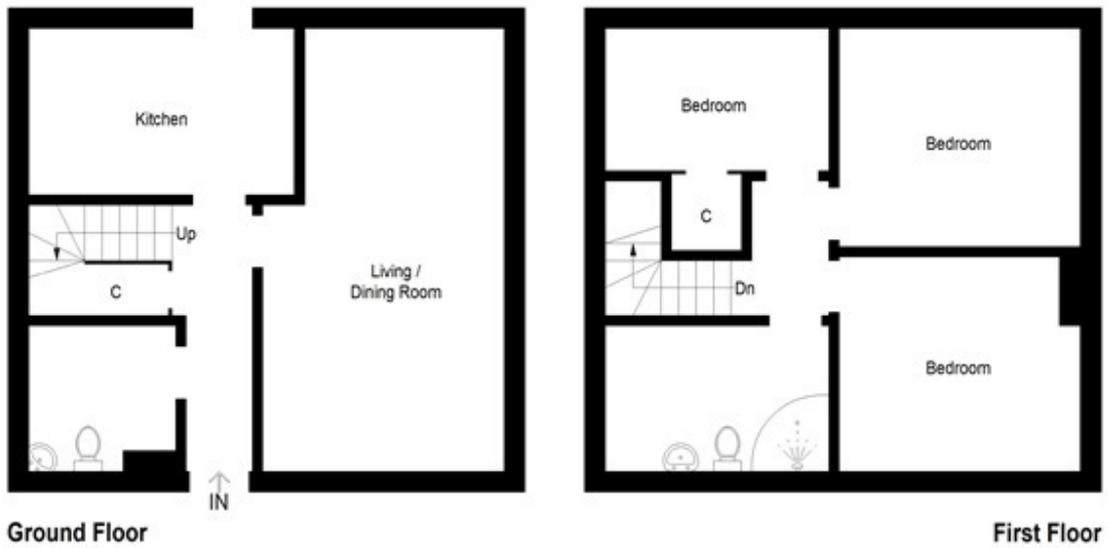


Illustration For Identification Purposes Only. Not To Scale (ID470426 / Ref.67036)

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