

**Connelly & Yeoman**

**Solicitors &**

**Estate Agents**

**10 SPINK STREET, ARBROATH DD11 3AR**



**OFFERS AROUND £100,000**

This most impressive **END TERRACED VILLA** provides excellent spacious accommodation on two levels. The house is situated in an enviable position within a prime residential area which is convenient to all amenities. The well maintained property enjoys the benefits of Gas Central Heating, Double Glazed Windows & Exterior Doors. A small easily maintained front garden is in coloured chipped stones and paving slabs. A pathway and a step leads up to the main door. To the rear is an enclosed garden in paving slabs with a shed. An access gate leads out. Viewing this home internally is highly recommended.

### **ACCOMMODATION**

**Ground Floor:** Entrance Hallway, Lounge, Dining Area, Kitchen.

**Upper Floor:** Bathroom, 2 Double Bedrooms & Boxroom/Study.



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**ENTRANCE  
HALLWAY:**

Enter through an attractive double glazed front entrance door with side screen into the hallway. Large storage cupboard with shelving below stairs.

**LOUNGE:**

Approx. 13' 3" x 11' 2". A split pane glazed door leads into this particularly charming bright and airy room of generous proportions. A large picture window overlooks the front. A sliding split pane glazed door gives access into the Dining Area.

**DINING AREA:**

Approx. 9' 7" x 7' 4". A very pleasant area that has a window which overlooks the rear of the property. Ample space for table & chairs. Open to the Kitchen.

**KITCHEN:**

Approx. 10' 9" x 8' 8". The well appointed Kitchen is entered through a split pane glazed door. Fitted with both base and wall mounted units in a Cream colour with wooden effect trim. Ample worktop surfaces in a Light Cream marble effect finish. Breakfast bar. Stainless steel sink unit and drainer. Contrasting wall tiles. Incorporating ceramic cooker with extractor over. Plumbed for automatic washing machine. A window overlooks the rear. Double glazed door leading to rear garden.

**UPPER FLOOR:**

Spacious landing with useful store cupboard. Access to loft.

**BATHROOM:**

Approx. 6' 6" x 5' 8". A family bathroom with three piece suite comprising w.c, wash hand basin and bath with shower over with screen. Beautiful matching tiling complements the suite. Large window with display sill. Bathroom accessories.

**BEDROOM 1:**

Approx. 11' 3" x 9' 11". This is a well presented excellently sized, double bedroom with large front facing window that enjoys a pleasant open outlook. Two cupboards.

**BEDROOM 2:**

Approx. 11' 3" x 10' 1". An extremely attractive generously proportioned double bedroom that has a window with an outlook towards the rear of the property. Fitted wardrobe.

**BOXROOM/STUDY:**

Approx. 5' 2" x 3' 8". This useful room could be utilised for a variety of purposes. Shelving. Front facing window.

**HEATING:**

Gas Central Heating.

**FEATURES:**

Double Glazed Windows & Exterior Doors

**OUTSIDE:**

A small easily maintained front garden is in coloured chipped stones and paving slabs. A pathway and step leadsg upto the front door. To the rear is an enclosed garden in paving slabs with a shed. An access gate leads out.

**LOCATION:**

Travelling from the roundabout on Grant Road take the turn off heading over the High Road Bridge into Cairnie Street. Turn left into Lochlands Street. Turn first left into Spink Street. No. 10 is situated on the right hand side.

**EPC RATING:**

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**HOME REPORT:**

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

**VIEWING:**

By arrangement with Connelly & Yeoman





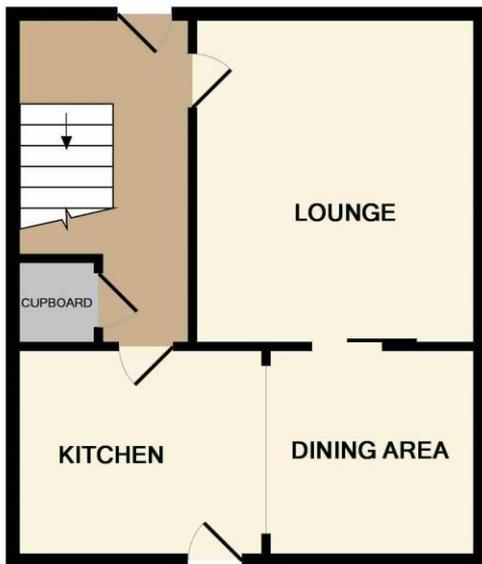




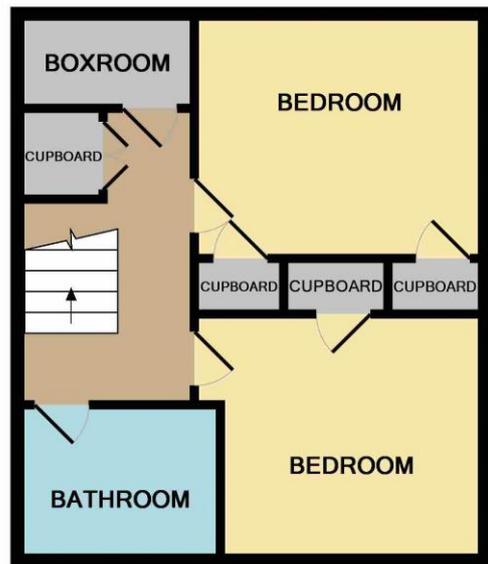








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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