Connelly & Yeoman
Solicitors & Estate Agents

12 Muirton Road, Arbroath, DD11 3HG

SEMI DETACHED VILLA

Key Features

- Two stone outhouses & shed
- Enclosed private rear garden
- Double glazed windows & exterior doors
- Gas central heating

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OFFERS AROUND

£120,000

ARBROATH TEL: (01241) 434200 | CARNOUSTIE TEL: (01241) 859500 | WWW.CONNELLYYEOMAN.COM | EMAIL: ENQUIRIES@CONNELLYYEOMAN.COM

Property Description

GLAZED ENTRANCE PORCH: Approx. 7' 11" x 4' 2". Enter through a white U.P.V.C. double glazed front entrance door into the bright and spacious Glazed Porch.

LOUNGE: Approx. 13'9" x 12'1". A door leads into this good sized lounge which has a large picture window overlooking the front garden. Feature fireplace incorporating a gas fire. Dado rail. Open to the Dining Area.

DINING AREA: Approx. 9' 4" x 9'. A very charming dining area which has ample space for table and chairs. A window overlooks side of the property

REAR HALL: Spacious rear hall. Under stair cupboard. Window. Stairway leading to the upper floor accommodation.

DINING KITCHEN: Approx. 11' 4" x 9' 6". A well appointed Kitchen generously fitted with base and wall mounted units. Ample worktop surfaces. Stainless steel sink. Gas hob with oven below. Spaces for Fridge Freezer and Automatic Washing Machine. Window overlooks the back garden.

UPPER FLOOR: Window on the mid landing. On the upper landing all rooms lead off. Hatch to loft.

BEDROOM 1: Approx. 15' 3" x 8'10". An attractive, excellent sized Double Bedroom which has a window overlooking the front of the property

BEDROOM 2: Approx. 11'10" x 10' 2". This is another bright, generously proportioned Double Bedroom with a window overlooking the front of the property.

SHOWER ROOM: Approx. 6' 9" x 5'10". Fitted with a walk in shower which has wet wall. Two piece suite comprising of w/c and wash hand basin. Window. Expelair.

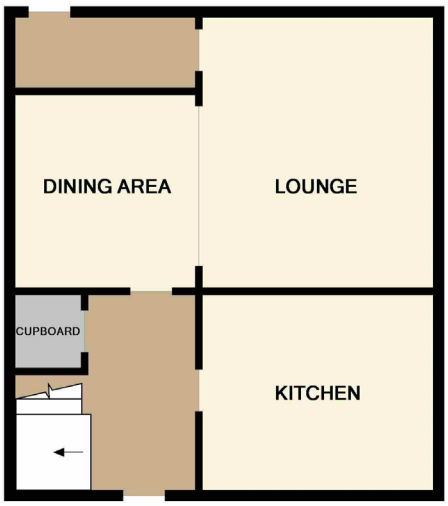
HEATING: Gas Central Heating.

FEATURES: Double Glazed Windows & Exterior Doors.

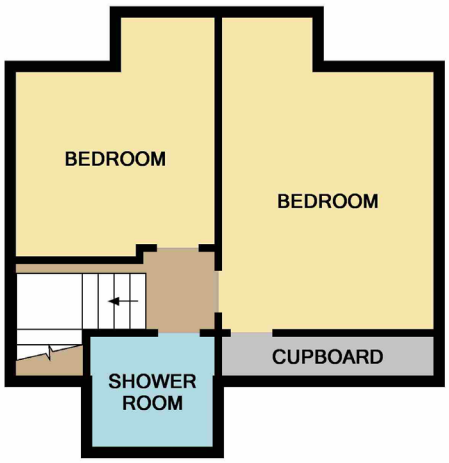
OUTSIDE: The delightful garden to the front is bounded by hedging and is laid out in mainly in lawn with shrubs, bushes and paving slabs. A link gate leads through to an enclosed and private garden laid out mainly in lawn with a selection of flowers, shrubs and bushes. There are two stone outhouses and a further wooden shed.

LOCATION: Travelling into Arbroath from the Brechin/Forfar Road into Cairnie Road. Turn first on the right into Keptie Road. Turn first right again into East Muirlands Road. Continue along and take the fourth turning to the left into Muirton Road. No. 12 is situated on the left hand side.

Property Professionals



GROUND FLOOR



UPPER 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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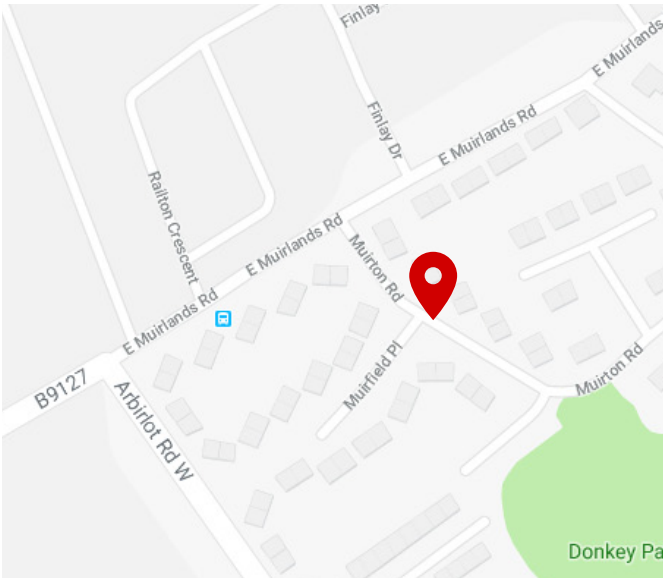

These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation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

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