



14 Linton Road, Arbroath, DD11 5HX

END TERRACED VILLA



Key Features

- Within a popular area of town • Large enclosed rear garden & shed included
- Double glazed windows & solar panels • Gas central heating



OFFERS OVER
£120,000

Property Description

HALLWAY: Enter through an attractive substantial front entrance door with coloured glazed inset leading into the spacious Entrance Hallway. Cupboard. Laminate flooring. A stairway leads to the upper floor accommodation.

LOUNGE: Approx. 14' 4" x 12' 2". A solid wood door with opaque glazed inset panels lead into this highly impressive bright and airy, room of generous proportions that has tasteful decoration. Corniced ceiling. A large picture window enjoys an outlook over the rear garden. Traditional wooden fireplace with red brick features, hearth and multi fuel stove. Recessed alcove with cupboard underneath. Laminate flooring.

KITCHEN: Approx. 11' 1" x 8' 5". A feature of this home is the superb new well appointed kitchen. Fitted with base and wall mounted units in a light oak colour. Chrome coloured accessories. Display shelving. Ample worktop surfaces in a light fawn coloured granite effect finish. Attractive contrasting wall tiles. Incorporating stainless steel sinktop. Integrated gas hob range (5 rings) with extractor over. Double electric oven. Recessed cupboard. A window overlooks the rear of the property. Laminate flooring.

REAR HALL: Two cupboards. Laminate flooring. Co-ordinating door leading out to the rear garden.

BATHROOM: Approx. 8' 1" x 5' 3". Most attractive shower room with new three piece white suite including a vanity unit in a white high gloss finish, incorporating the wash hand basin. Chrome coloured accessories. Shower unit over the bath with screen. Beautiful matching tiling complements the suite. Wall mounted chrome coloured towel radiator. Window.

UPPER FLOOR: Spacious landing with window. Laminate flooring. Access to the loft. Store cupboard.

BEDROOM 1: Approx. 11' 8" x 11' 1". An extremely attractive excellently sized rear facing double bedroom that has a pleasant outlook. Laminate flooring.



BEDROOM 2: Approx. 13' 6" x 10' 6". This is a pleasant generously proportioned rear facing double bedroom. Traditional fireplace. Laminate flooring.

BEDROOM 3: Approx. 11' 1" x 9' 11". A delightful well proportioned bedroom that has a window which overlooks the front of the property. Cupboard. Traditional fireplace. Laminate flooring.

HEATING: Gas Central Heating.

FEATURES: Double Glazing. Solar Panels.

OUTSIDE: An easily maintained enclosed garden to the front is laid out neatly in coloured chipped stones, shrubs and bushes with steps and a pathway leading to the main door. A delightful enclosed large rear garden, is laid out attractively in coloured chipped stones, paving slabs, assorted shrubs and bushes. A shed is included.



Property Professionals



GROUND FLOOR



1ST FLOOR



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.

