



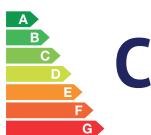
36 Millfield Place, Arbroath, DD11 4HP

END TERRACED VILLA



Key Features

- Situated within a prime residential area
- Generously proportioned family accommodation
- Large enclosed well maintained rear garden
- Shed & greenhouse included



OFFERS AROUND
£125,000

Property Description

ENTRANCE HALLWAY: Enter through attractive double glazed front entrance door and side screen leading into the spacious and welcoming hallway. Karndean flooring. Storage cupboard. Stairway leading to the upper floor accommodation.

W.C./CLOAKS: Approx. 4' 6" x 3' 3". With white w.c & wash hand basin. Window.

BOX ROOM: Approx. 5'1" x 4'1". Versatile space which houses the boiler Shelving.

LOUNGE: Approx. 12' 8" x 11' 6". A bright and airy spacious room which has a picture window overlooking the front garden. Karndean Flooring. Open to the Dining Area.

DINING AREA: Approx. 11' 7" x 8'10". Open from the lounge, the karndean flooring continues. Window overlooking the rear of the property. Ample space for the table and chairs.

KITCHEN: Approx. 12' 5" x 9' 8". A spacious well appointed kitchen which has been fitted with base and wall mounted units in dark Beech colour with Black coloured work surfaces. Incorporating Gas Hob with extractor above and Electric Oven. Plumbed for automatic washing machine. Window overlooking the rear. A door leads out.

UPPER FLOOR: Spacious landing with large shelved linen cupboard.

BEDROOM 1: Approx. 11' 6" x 9' 9". This is a delightful generously proportioned double bedroom which has a view over the rear garden.

BEDROOM 2: Approx. 12' 9" x 9' 10". An extremely attractive, excellent sized double bedroom which has an open outlook over the rear.

BEDROOM 3: Approx. 11' 8" x 9'10". A pleasant bright and airy, well-proportioned bedroom which enjoys a view over the front. Built in wardrobe. Laminate flooring.



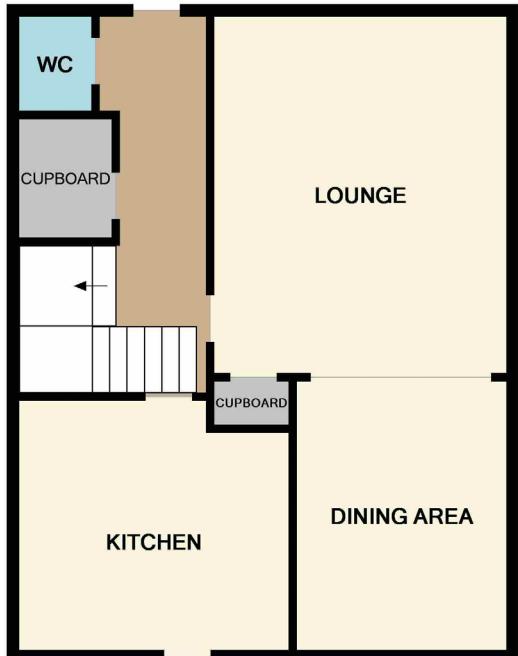
FAMILY BATHROOM With SHOWER: Approx. 4' 6" x 4' 3". Large bathroom fitted with 3 piece white suite comprising of w/c, wash hand basin and bath. There is a separate shower enclosure fitted with wet wall, the rest of the room being tiled. Window.

HEATING: Gas Central Heating.

OUTSIDE: A wrought iron gate leads into the neat front garden which is laid out attractively in lawn with a pathway leading to the front door and borders of assorted shrubs and coloured chipped stones. To the rear is a large fully enclosed easily maintained garden laid out mainly in lawn with a shed and greenhouse included. An access gate leads out.



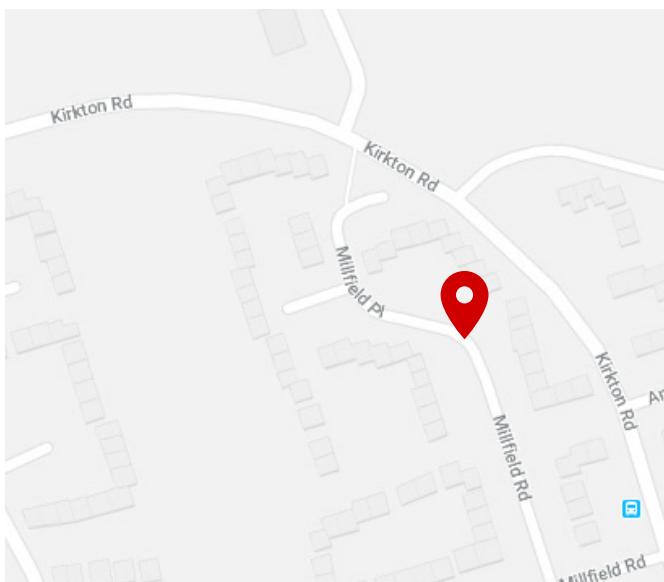
Property Professionals



GROUND FLOOR



1ST FLOOR



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