



**13 Bloomfield Place, Arbroath,
DD11 3LP**

LINKED VILLA



Key Features

- Modern fitted kitchen • Private gardens & off street parking
- Double glazing • Gas central heating



OFFERS OVER
£115,000

Property Description

RECEPTION HALLWAY: Entered through a substantial hardwood front entrance door with glazed insets leading into the spacious hallway with storage area beneath stairs which is plumbed for automatic washing machine. Cloak pegs. The central heating boiler is also situated here. Old English style wooden panelled walls to dado level. An attractive stairway leads to the upper floor.

LOUNGE: Approx. 12' x 11' 8". A hardwood and split pane glazed door gives access into this particularly stunning, tastefully decorated, bright and airy lounge of generous proportions. A large picture window overlooks the front garden. Attractive traditional white fireplace with hearth and coal effect electric fire. Recessed alcove with shelving and cupboard underneath. Open to Dining Area. Corniced ceiling. Laminate flooring.

DINING AREA: Approx. 8'11" x 8'. A most charming spacious dining area with window overlooking rear garden. Corniced ceiling. Ample space for table & chairs. Laminate flooring. Split pane glazed door leading to Kitchen.

KITCHEN: Approx. 10' 5" x 9' 2". A feature of this home is the superb modern well appointed Kitchen. Fitted with 'Meridian Cherry' coloured base and wall mounted units. Chrome coloured accessories. Ample contrasting worktop surfaces in a granite effect high gloss finish. Stainless steel sink top and drainer. Panelled ceiling and spotlight track. Plumbed for dishwasher. Incorporating ceramic hob with separate double oven. Contrasting wall tiles. Spotlight track. Tiled floor. Window overlooking the rear. A hardwood and glazed door leads out.

UPPER FLOOR: Spacious landing that has access to floored loft.

BEDROOM 1: Approx. 13' 1" x 12' 5". A highly impressive and extremely spacious, tastefully decorated double bedroom. Front facing window

BEDROOM 2: Approx. 15' 5" x 9' 2". An extremely attractive excellently sized double room that has fresh decoration. Large front facing window. Storage cupboard housing hot water tank with shelving. Additional cupboard with hanging rail. Spotlight cluster.



BEDROOM 3: Approx. 11' 8" x 11'7". This is a delightful generously proportioned double bedroom that has tasteful decor. A large window overlooking rear garden. Double fitted wardrobe. Spotlight cluster.

FAMILY BATHROOM: Approx. 6' 9" x 5' 6". The stunning family bathroom fitted with three piece white suite comprising w.c., wash hand basin and bath with electric shower over with curtain. Beautiful matching tiling complements the suite. Wall mounted chrome coloured towel radiator. Window. Panelled ceiling with downlighters. Tiled floor.

OUTSIDE: A small easily maintained garden to the front is laid out in chipped stones and paving slabs with off street parking facilities. A wooden gate gives access into a wonderful, enclosed secluded rear garden laid out attractively in lawn, paving slabs with a decked area and a lovely border. An outhouse is included.



Property Professionals



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Connelly & Yeoman
Solicitors & Estate Agents

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