



**47 Glebe Road, Arbroath, DD11 4HJ**

**TERRACED VILLA**



### Key Features

- Garage & shed • Private gardens
- Double glazing • Gas central heating



OFFERS AROUND  
**£125,000**

# Property Description

**RECEPTION HALLWAY:** Enter through double glazed front entrance door and side screen leading into the spacious welcoming Reception Hallway. Corniced ceiling. A stairway with balustrade leads to the upper floor accommodation. Large walk in cupboard with shelving. Under stair cupboard with louvre door.

**W.C./CLOAKS:** Approx. 4' 5" x 3' 3". Nicely presented with White w.c. & vanity unit, incorporating the wash hand basin. Contrasting wall tiles. Bathroom accessories Window.

**LOUNGE:** Approx. 20' 4" x 11' 3". An opaque glazed door leads into this particularly charming bright and airy magnificently sized lounge that has tasteful décor. A large picture window offers a pleasing outlook towards the front garden. Traditional wooden fireplace with features and hearth. Coal effect electric fire. Corniced ceiling.

**FAMILY/DINING ROOM:** Approx. 19' 7" x 9'. Sliding hardwood and French glazed doors give access into a beautifully presented adaptable generous area that has been tastefully decorated. Two large windows overlook the rear of the property. Ample space for dining table & chairs. Corniced ceiling.

**KITCHEN:** Approx. 12' 6" x 8' 11". An opaque glazed door leads into the well-appointed Kitchen. Fitted with both base and wall mounted units in a Beige colour with wooden effect trim. Display shelving. Ample worktop surfaces in Light coloured granite effect finish. Incorporating stainless steel sink top. Contrasting wall tiles. Plumbed for automatic washing machine. Gas cooker. Cupboard with louvre doors. Corniced ceiling.

**UPPER FLOOR:** Spacious with walk in cupboard. Additional store cupboard. An aluminium pull down ladder give access to the large loft.

**BEDROOM 1:** Approx. 13' 1" x 9' 9". This is an excellently sized double bedroom that has a large window overlooks the rear. Corniced ceiling.

**BEDROOM 2:** Approx. 11' 5" x 9' 1". Most attractive well-proportioned double bedroom that has a window with an outlook towards the rear garden. Corniced ceiling.



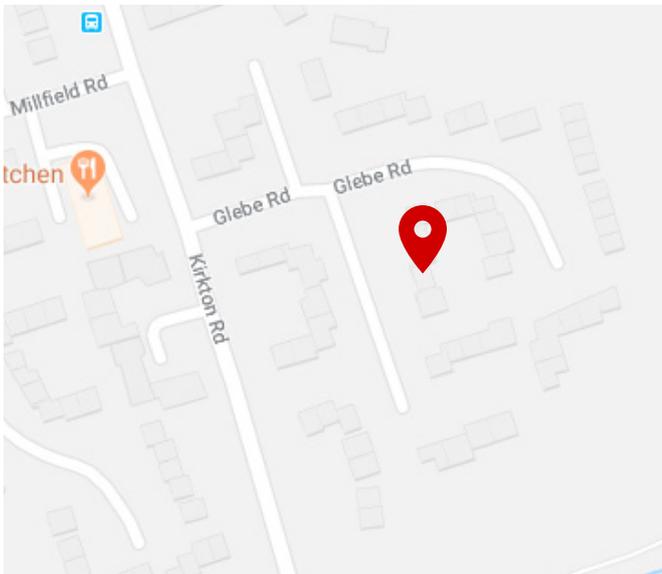
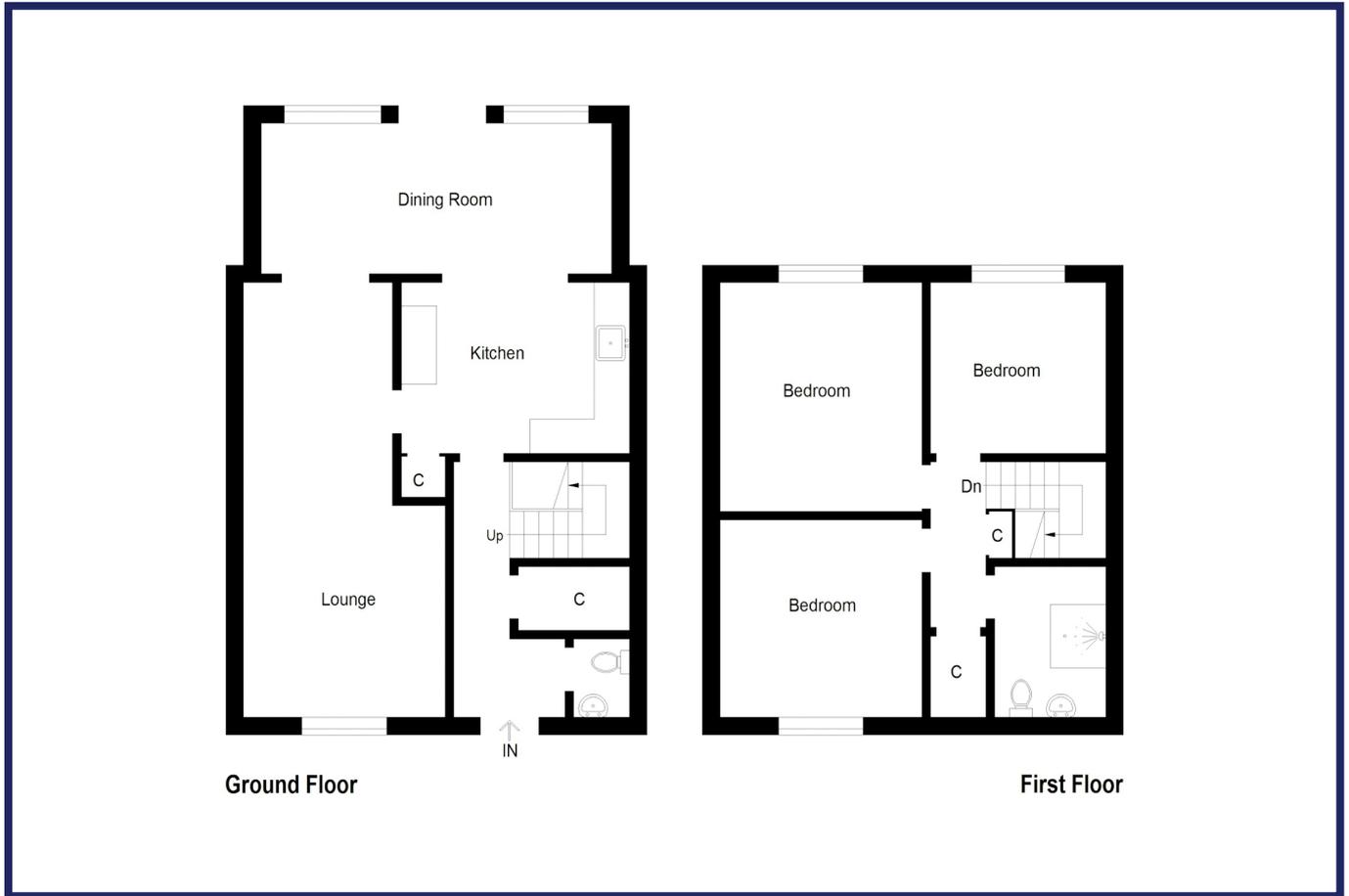
**BEDROOM 3:** Approx. 11' 3" x 9' 9". A delightful spacious bedroom that has a pleasing outlook over the front of the property with a pleasant outlook over the town.

**SHOWER ROOM:** Approx. 7' 10" x 4' 2". Spacious Shower Room. comprising of w.c. vanity unit, incorporating the wash hand basin. Matching tiling complements the suite. Bathroom accessories. Separate large tiled walk in shower enclosure. Vanity shelf. Cupboard with louvre door. Window.

**OUTSIDE:** The lovely front walled garden is in coloured gravel chips with shrubs and bushes. A pathway and steps lead up to the main door. A wooden gate gives access into a fully enclosed and very private rear garden that is laid out for ease of maintenance in paving slabs with shrubs and bushes. A shed and a garage which has power & light are included. External lighting.



# Property Professionals



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.

**Connelly & Yeoman**  
Solicitors & Estate Agents

**tspc**

