



75 Linton Road, Arbroath, DD11 5HZ

MID TERRACED VILLA



Key Features

- Spacious family accommodation • Private gardens
- Double glazing • Gas central heating



OFFERS AROUND
£110,000

Property Description

HALLWAY: Enter through hardwood front entrance door with glazed inset leads into the Entrance Hall. A stairway leads to the upper floor accommodation.

LOUNGE WITH DINING AREA: Approx. 28' 6" x 13' 8". This an extremely attractive bright and airy, generously proportioned room that has a large picture window enjoys an outlook over the front garden. Wall mounted fireplace with coal effect gas fire. Corniced ceiling. Laminate Flooring. Open to the Dining Area.

The Dining Area has co-ordinating decoration. Ample space for dining table & chairs. Laminate flooring. French glazed doors lead out.

KITCHEN: Approx. 11' 3" x 9' 2". A feature of this home is the spacious kitchen fitted with base and wall mounted units in a Beech colour. Chrome coloured accessories. Ample worktop surfaces in a Dark Black charcoal. Co-ordinating breakfast bar. Stainless steel sinktop. Incorporating ceramic hob & electric oven. Contrasting wall tiles. Door to the Utility Room. A window overlooks the rear of the property. A double-glazed door leads out to the rear garden.

UTILITY ROOM: Approx. 9' x 5' 11". Wall mounted and base units. Worktop surfaces. Contrasting wall tiles. Plumbed for automatic washing machine. Double glazed door leading out to the front garden.

UPPER FLOOR: Spacious landing with Laminate flooring. Cupboard.

BATHROOM: Approx. 6' 3" x 5' 4". A lovely bathroom with three-piece white suite. Shower unit over the bath with screen. Matching tiling complements the suite. Bathroom accessories. Wall mounted chrome coloured radiator. Window.

BEDROOM 1: Approx. 11' 11" x 10' 6". A most attractive excellently sized rear facing double bedroom. Cupboard.

BEDROOM 2: Approx. 10' 2" x 8' 8". This is a pleasant generously proportioned rear facing double bedroom.

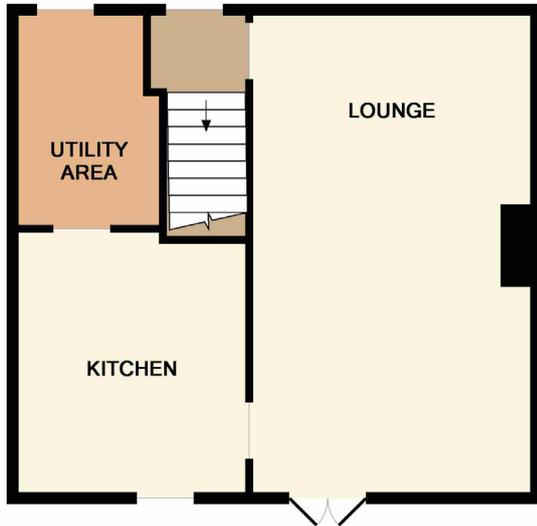


BEDROOM 3: Approx. 11' 2" x 5' 10". A delightful well-proportioned single bedroom that has a window which overlooks the front of the property. Cupboard.

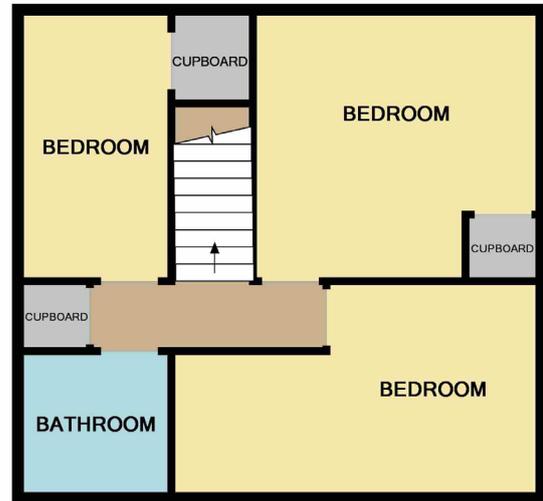
OUTSIDE: An easily maintained enclosed garden to the front is laid out neatly in lawn with a pathway leading to the main door. A delightful enclosed large rear garden is laid out attractively with a decking and paved area. Two sheds are included.



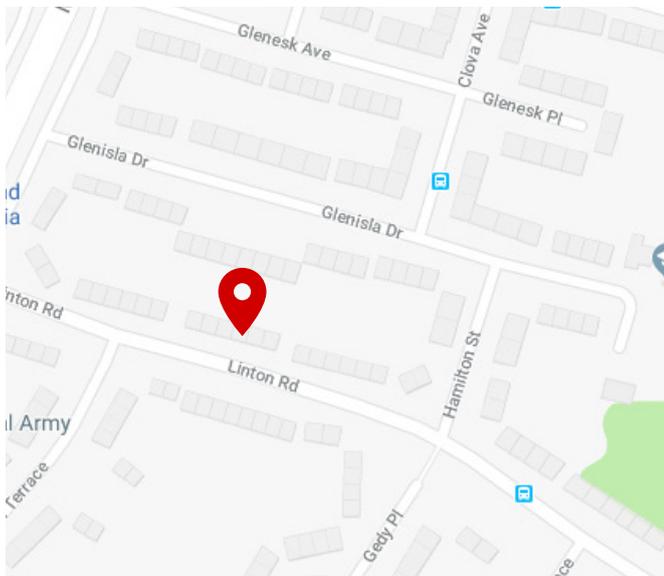
Property Professionals



GROUND FLOOR



1ST FLOOR



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