



76 Rossie Street, Arbroath, DD11 3DE

SEMI DETACHED VILLA



Key Features

- Many original features • Private, enclosed rear garden
- Double glazing • Gas central heating



**OFFERS OVER
£157,000**

Property Description

VESTIBULE: Enter through substantial front entrance door into the attractive and freshly decorated Vestibule. Tiled floor.

RECEPTION HALLWAY: Enter through a white double glazed door into the spacious and welcoming hallway. Beautiful ornate corniced ceiling and plasterwork. Store cupboard.

LOUNGE: Approx. 15' 6" x 12' 8". This is a beautifully presented excellently sized room. A lovely large bay window overlooks the front garden. Ornate corniced ceiling and centre piece. Traditional Light Oak coloured fireplace with marble effect features and hearth. Incorporating coal effect living flame gas fire. Recessed alcove with shelving.

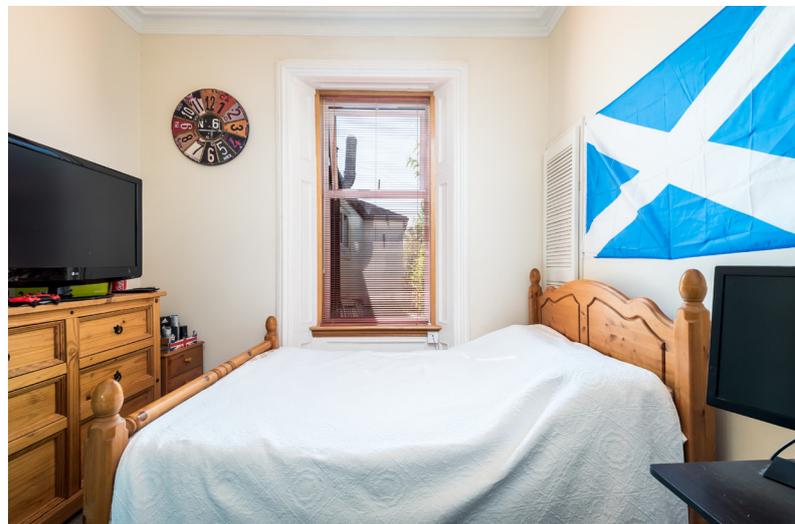
DINING/FAMILY ROOM: Approx. 11' 9" x 8' 11". A most pleasing room that has an outlook to the rear of the property. Ample space for dining table and chairs. Stairway with balustrade leads to the upper floor.

INNER HALL: Double glazed door leading out to the rear of the property. Tiled flooring.

BATHROOM: Approx. 7' 9" x 5' 11". A lovely family bathroom with three piece white suite. Shower unit over bath with curtain. Matching tiling complements the suite. Wall mounted towel radiator. Panelled ceiling. Window.

KITCHEN: Approx. 10' 5" x 9' 3". A well-appointed Kitchen that has been fitted with base and wall mounted units in a Blue colour, one of which has a glass door. Ample worktop surfaces in a Granite effect finish. Display shelving. Stainless steel sink. Display shelving. Incorporating electric hob and oven. Plumbed for automatic washing machine. Integrated fridge. Window overlooking the rear garden.

SUN LOUNGE: Approx. 13' 6" x 7' 8". A hardwood and split pane glazed door leads into an impressive glazed Sun Lounge that has a most appealing outlook towards the rear garden. Cathedral style ceiling. Laminate flooring. A French glazed door leads out.



BEDROOM 1: Approx. 13' x 6' 4". A pleasant single well-proportioned bedroom that overlooks the front of the property. Cupboard with louvre doors.

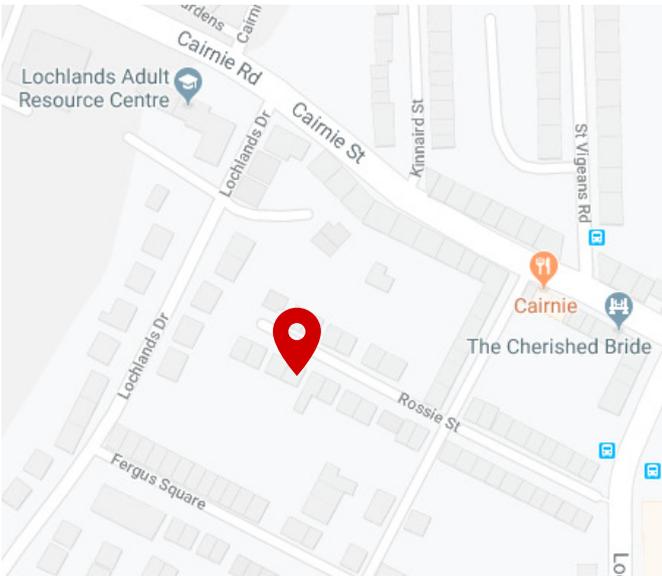
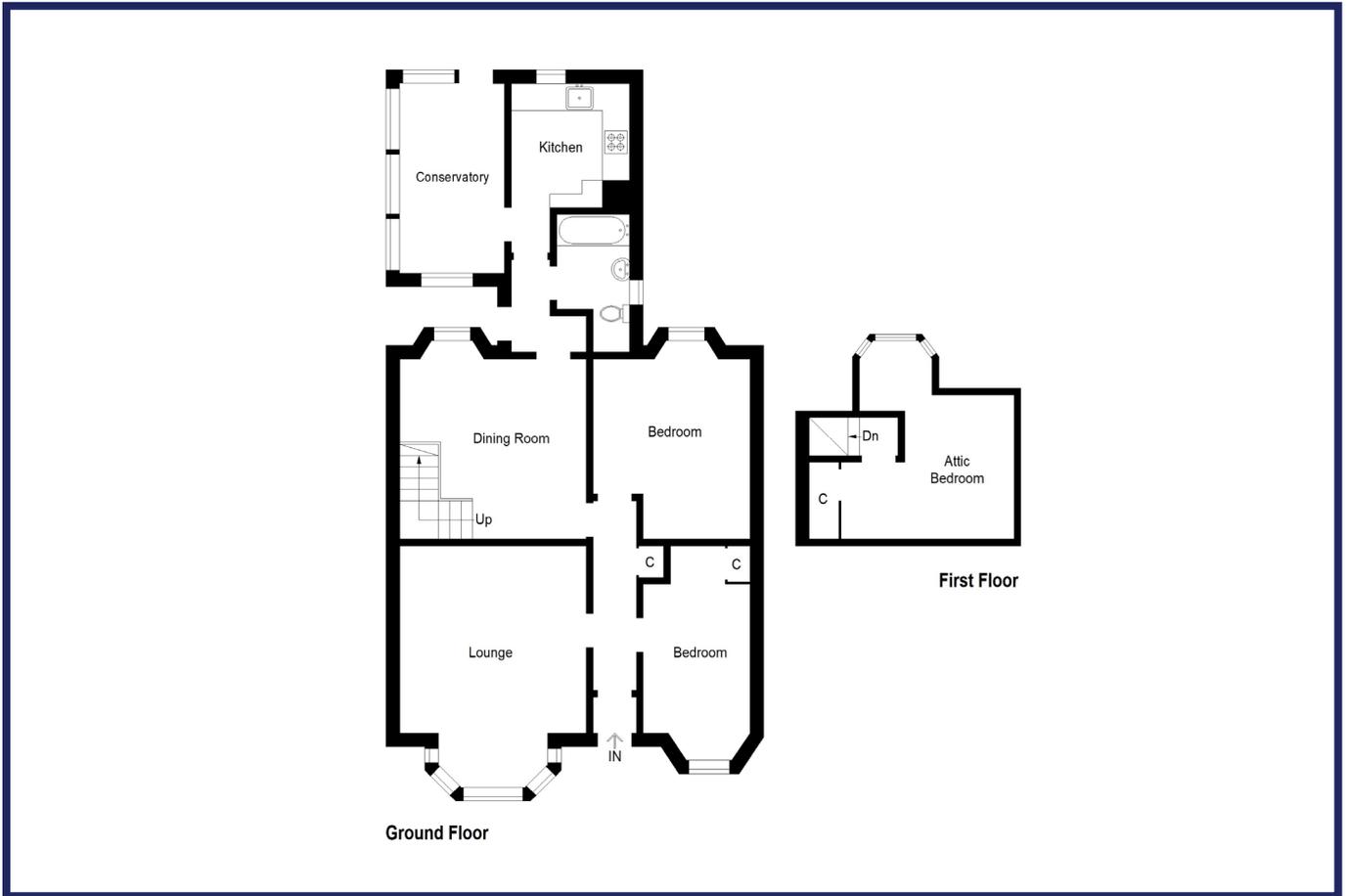
BEDROOM 2: Approx. 12' 4" x 10' 9". This is an extremely attractive double bedroom that overlooks the rear garden. Corniced ceiling. Cupboard with louvre doors.

BEDROOM 3: Approx. 17' x 16". A bright and airy 'L' shaped double bedroom of generous proportions. A bay window has an open outlook over the rear garden. Walk in wardrobe.

OUTSIDE: A small easily maintained front garden is laid out in neatly in coloured chipped stones with shrubs and bushes. A wooden gate leads through to a delightful enclosed and very private rear garden that is laid out attractively in lawn, beautiful assorted trees, shrubs, bushes and flowers with two sheds. In addition, there is a lovely paved sun terrace. A shed that has power is included. Outside tap connection. 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.

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