



**25 Guthrie Street, Frickheim,
Nr Arbroath, DD11 4SY**

MID TERRACED VILLA



Key Features

- Generously proportioned family accommodation • Modern well appointed kitchen
- Easily maintained rear garden & off street parking • Gas central heating, double glazed windows & exterior doors



OFFERS AROUND
£110,000

Property Description

HALLWAY: Enter through an attractive double glazed front entrance door leading into the spacious welcoming hallway. Laminate flooring. Cupboard. A stairway leads to the upper floor accommodation.

LOUNGE: Approx. 15' 1" x 12' 8". This is a highly impressive bright and airy room of generous proportions. French glazed doors lead out to the rear of the property with a further rear facing windows. Additional high-level window allows light to flow in. Corniced ceiling with concealed lighting. Tall slim radiator Laminate flooring.

DINING AREA: Approx. 10' 6" x 7' 1". A most charming dining area that has ample space for table & chairs. Corniced ceiling. Open to the Lounge. Tall slim radiator. Laminate flooring.

KITCHEN: Approx. 9' 2" x 6' 7". Sliding doors give access into the beautiful modern well-appointed Kitchen. Fitted with base and wall mounted units in an Ivory coloured high gloss finish, including a larder unit. Chrome coloured accessories. Stainless steel sink top. Ample worktop surfaces in a wooden effect finish. Contrasting wall tiles. Plumbed for automatic washing machine. Incorporating Gas hob range with extractor and stainless-steel splash back, Integrated fridge/freezer & dishwasher. double electric oven & microwave. Display recess with light.

BATHROOM: Approx. 10' 9" x 9' 4". A stunning and extremely spacious bathroom with three piece white suite, including a substantial fitted vanity unit in a white high gloss finish. Chrome coloured accessories. Co-ordinating white top, incorporates the white oblong shaped sink. Separate large walk in shower enclosure. Beautiful wet wall covering complements the suite. Bathroom accessories. Two opaque windows. Tall slim radiator. Cupboard.

UPPER FLOOR: Spacious landing with two windows that have an outlook towards the rear of the property. Cupboard.

BEDROOM 1: Approx. 12' 5" x 8' 11". This a well presented, excellently sized double bedroom that has a window to the front. Corniced ceiling. Triple built in wardrobe with sliding mirror fronted doors.



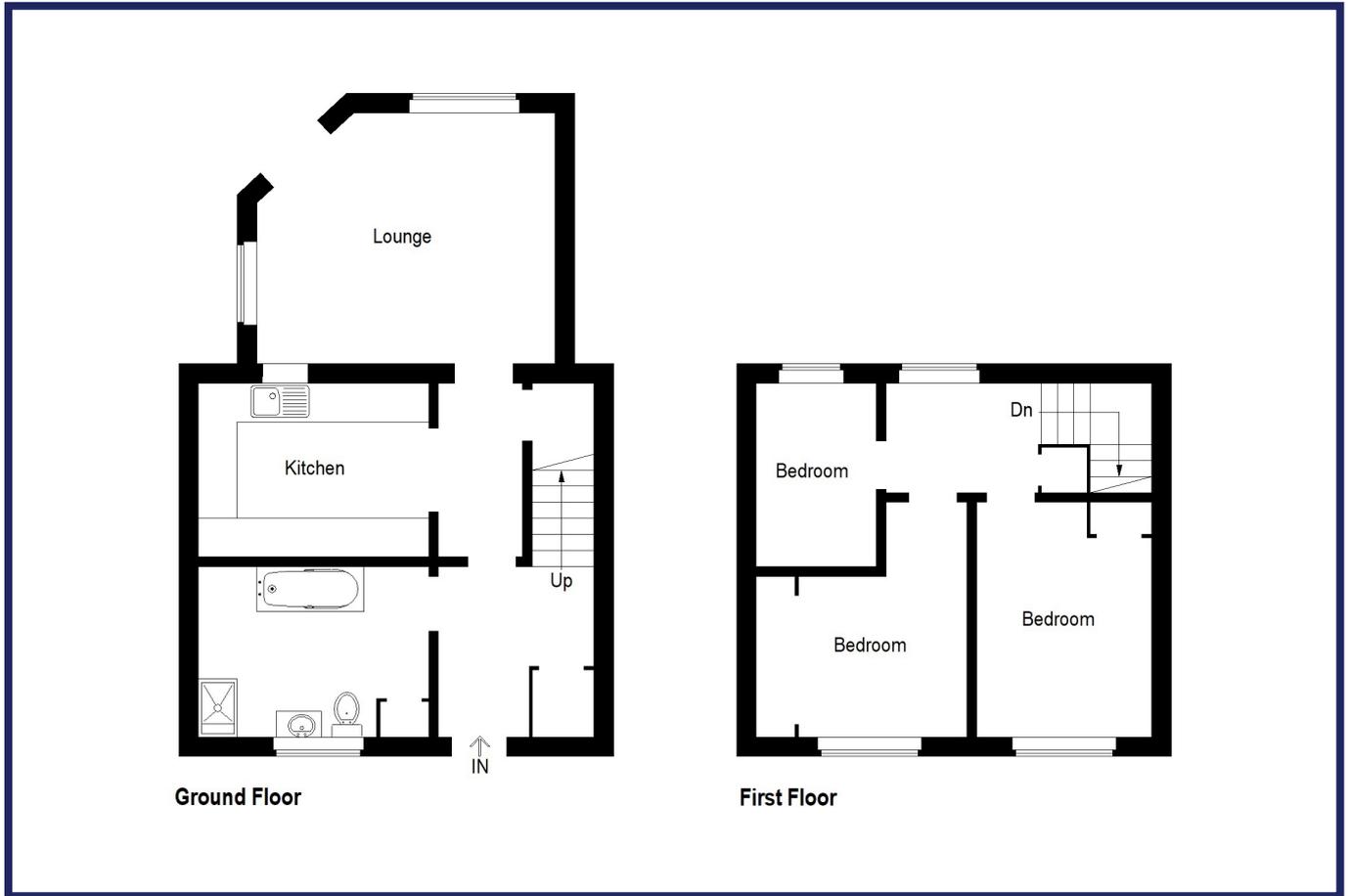
BEDROOM 2: Approx. 12' 7" x 9' 2". Most attractive generously proportioned front facing double bedroom. Useful store cupboard with folding.

BEDROOM 3: Approx. 7' 3" x 5' 3". A delightful well-proportioned single bedroom that has a pleasant outlook over the rear garden and beyond. Downlighters.

OUTSIDE: To the front is off street parking in coloured monoblocks. A beautiful large enclosed easily maintained rear garden is attractively laid out in lawn with assorted shrubs, bushes and flowers a lovely raised decking. A brick built shed and a wooden shed are included. In addition, a gate leads into an enclosed separate substantial plot of ground in lawn.



Property Professionals



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Connelly & Yeoman
Solicitors Estate Agents

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