



**36 Howard Street, Arbroath,
DD11 4PS**

**REFURBISHED
TERRACED VILLA**



Key Features

- New dining kitchen, new bathroom & new separate shower room
- Stunning features & wonderful views
- Neat garden & shed
- New G.C.H. system & new double glazing



FIXED PRICE
£175,000

Property Description

RECEPTION HALLWAY: Enter through a substantial front entrance door with glazed inset leading into the entrance hallway. A stairway leads to the upper floor accommodation. Smoke alarms are linked and fitted throughout accommodation.

LOUNGE: Approx. 14' 4" x 12' 7". This is a highly impressive bright and extremely spacious room that has tasteful decoration. A window has an outlook over the front of the property.

DINING KITCHEN: Approx. 18' 5" x 12' 2". The splendid new generously proportioned well appointed Dining Kitchen fitted with base units and wall mounted units in antique white colour, complimented by chrome coloured accessories. Ample contrasting worktop surfaces in a wooden block effect finish, with contrasting quality grey wood effect laminate flooring. Incorporating stainless steel sinktop with mixer tap. Integrated gas hob & electric oven. Extractor over. Pewter glass splashback. Integrated Dishwasher. Plumbed for automatic washing machine. A large window overlooks the rear. Downlighters and underwall unit lighting enhance the kitchen ambience. Useful cupboard housing newly fitted electric consumer unit. Ample space for table & chairs. Double glazed door leading out to the rear garden with outdoor light.

FIRST FLOOR: Landing.

FAMILY BATHROOM: Approx. 7' x 5' 6". Most impressive family bathroom with new three piece white suite, including 'L' shaped bath. Rainfall shower unit with separate handheld shower hose over the bath with glazed screen. Attractive matching tiling complements the suite. Chrome coloured towel radiator. Downlighters. Window.

BEDROOM 1: Approx. 13' 1" x 10' 6". This is an extremely attractive bright and airy excellently sized double bedroom which overlooks the front.

BEDROOM 2: Approx. 12' 3" x 10' 5". A delightful generously proportioned double bedroom. A window has a pleasant outlook towards the rear of the property.

SECOND FLOOR: On the stairway, which leads to the upper floor accommodation, there is a large full length window that allows light to flow in. Understair store cupboard with power and TV aerial cables throughout house.



BEDROOM 3: Approx. 9' 10" x 9' 4". This is a pleasant well proportioned double bedroom. Two velux roof windows have an outlook towards the rear of the property. Downlighters.

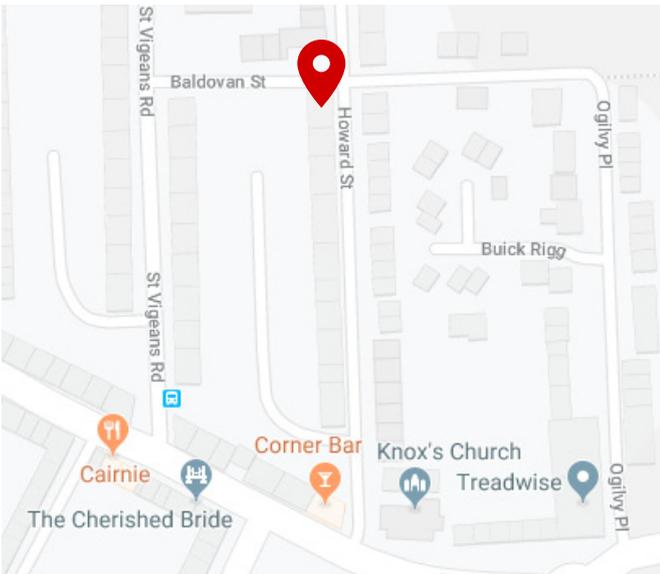
BEDROOM 4: Approx. 14' 4" x 8' 3". An impressive double bedroom of generous proportions. Two velux roof windows have an enviable outlook towards the front of the property over the town and beyond. Downlighters.

SHOWER ROOM: Approx. 7' 8" x 5' 10". A stunning Shower Room with new white w.c. and wash hand basin. Separate curved tiled shower enclosure. Beautiful contrasting wall tiles. Wall mounted chrome coloured towel radiator. Velux roof window. Downlighters.

OUTSIDE: The enclosed private rear garden is laid out in lawn and paving slabs. A shed is included with a rear gate giving access out to car parking facilities.



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

