Connelly & Yeoman

Solicitors Estate Agents

102 MILLFIELD ROAD, ARBROATH, DD11 4HN

TERRACED VILLA

Key Features

- Spacious family accommodation
- Situated within a prime residential area
- Front & rear gardens. Shed & greenhouse
- Gas central heating, double glazed windows & exterior doors

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OFFERS AROUND

£120,000

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Property **Description**

This spacious Terraced Villa provides excellent family accommodation on two levels and is pleasantly situated within a prime residential area, close to Schools, Shop and local transport. The property has many additional attractive features including, a splendid well-appointed Kitchen and Bathroom with separate shower. The property enjoys the benefits of Gas Central Heating, Double Glazed Windows & Exterior Doors. An easily maintained garden is to the front which is laid out neatly in lawn with a path leading to the front door. To the rear there is a good sized garden where a greenhouse and a shed are to be included in the sale. Also included in the sale are Solar Panels which are on the roof at the rear of the property. Viewing this home internally is highly recommended to fully appreciate the space which is on offer.

HALLWAY:
Enter through attractive White U.P.V.C. double glazed door with matching side screen leading into the spacious welcoming Hallway which has tasteful décor. A stairway leads to upper floor accommodation.

W/C:
Approx. 4' 6" x 3' 3". Fitted with white two piece suite. Window.

WALK IN CUPBOARD:
Approx. 6'8" x 4'4". Versatile space.

LOUNGE:
Approx. 13' 1" x 11' 5". Good sized room with a large picture window overlooking the front garden.

DINING AREA:
Approx. 12' x 8'9". Ample space for table and chairs. Window overlooking the rear.

KITCHEN:
Approx. 12' 6" x 9' 2". A feature of this home is the well-appointed Kitchen. Fitted with base and wall mounted units in a light Oak colour. Ample contrasting worktop surfaces in a mixture of Oak and Black Granite effect. Colourful wall tiles. Free standing cooker with gas hob. Plumbed for automatic washing machine. Breakfast Bar. Door leads to hallway. Built in cupboard. Window overlooking rear garden. Double glazed door leading to garden.

UPPER HALLWAY:
All rooms lead off. Cupboard housing the boiler.

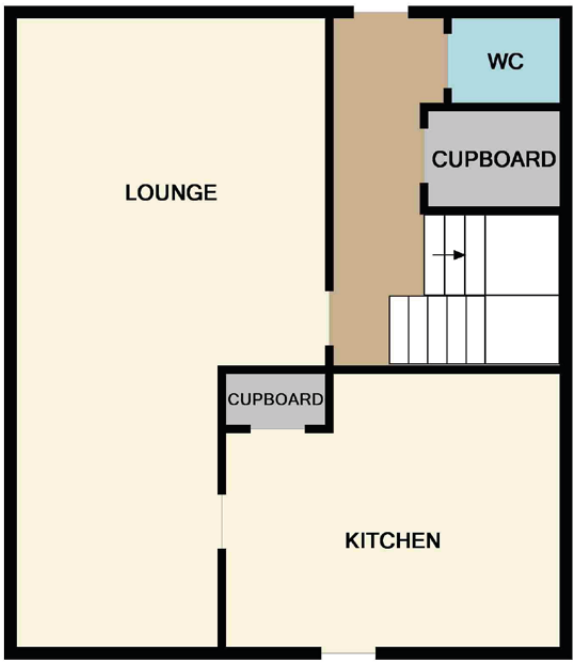
BEDROOM 1:
Approx. 13' 0" x 9' 11". A very generously proportioned double bedroom. A window has a pleasing outlook over the rear. Built in storage.

BEDROOM 2:
Approx. 11' 3" x 9' 11". Another excellent sized double bedroom which has an open aspect outlook towards the rear garden.

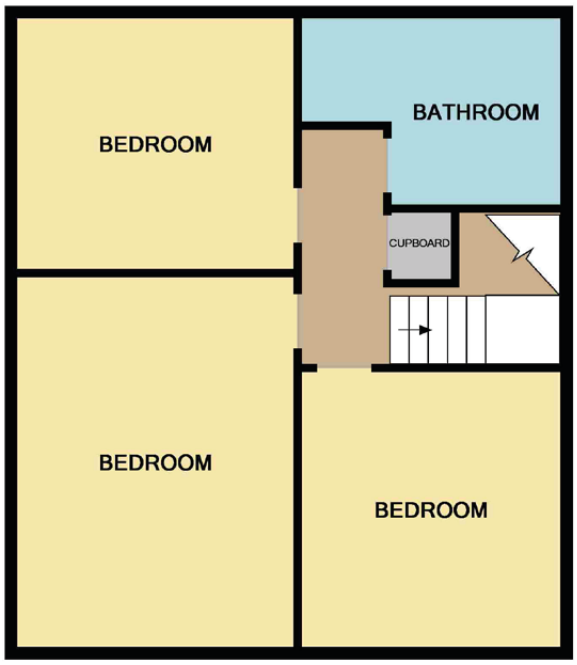
BEDROOM 3:
Approx. 11' 6" x 9' 9". A delightful, well-proportioned double bedroom which has an outlook over the front.

FAMILY BATHROOM:
Approx. 8' 2" x 7' 7". Most impressive family bathroom with three piece white suite comprising w.c., wash hand basin and bath. Separate walk in shower enclosure with wet wall. Pine clad ceiling. Window. Down lights.

Property Professionals



GROUND FLOOR



1ST FLOOR

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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