



4 CULLODEN TERRACE, ARBROATH, DD11 1LA

SEMI DETACHED VILLA



Key Features

- Located within a popular area of the town, close to all amenities
- A spacious home on two levels • Gas central heating. Double Glazing.
- Set in generous sized gardens. Circular patio seating area. A greenhouse & wooden shed are included



OFFERS OVER
£105,000

Property Description

This spacious SEMI DETACHED VILLA is located within a popular residential area enjoying a central location which is convenient for many amenities and services including shops and supermarkets, and is within walking distance of both train and bus stations which provide easy access to many Angus towns as well as Dundee and Aberdeen. Set within a generous size garden the property enjoys the benefits of Gas Central Heating and Double Glazing. There is an enclosed lawned front garden bordered by established shrubs, with a gate giving access to the side and rear gardens. To the side is a stone chipped drying area and wooden shed and to the rear there is a circular patio seating area, greenhouse and a detached wooden shed.

ACCOMMODATION:

Lounge & Kitchen, Sunroom, 2 Double Bedrooms & Bathroom.

ENTRANCE HALLWAY:

Enter is into the hallway which has the stairway leading to the upper floor and a radiator.

LOUNGE:

Approx. 15'2 x 12'7. Entry is via a glass panel door into this spacious room with front facing window, a feature brick fireplace with marble hearth incorporating a gas fire, a mirrored alcove with under storage and a radiator.

KITCHEN:

Approx. 16'4 x 7'4. Entry is via a glass panel door into a bright spacious kitchen which overlooks the rear garden which is fitted with both wall and base units with coordinating work surfaces incorporating a stainless steel sink with mixer tap. There is an electric oven, ceramic hob with extractor hood above, plumbed space for an automatic washing machine, and a shelved cupboard housing the gas central heating boiler. There is tiled effect flooring and a radiator.

SUNROOM:

Approx. 7'9 X 6'. Overlooking and giving access into the rear garden this delightful sunroom has tiled flooring and a radiator.

BEDROOM 1:

Approx. 13'10 x 9'9. Generous size front facing bedroom with one wall complete to a triple shelved and hanging wardrobe with sliding mirror door, a second wardrobe, and a radiator.

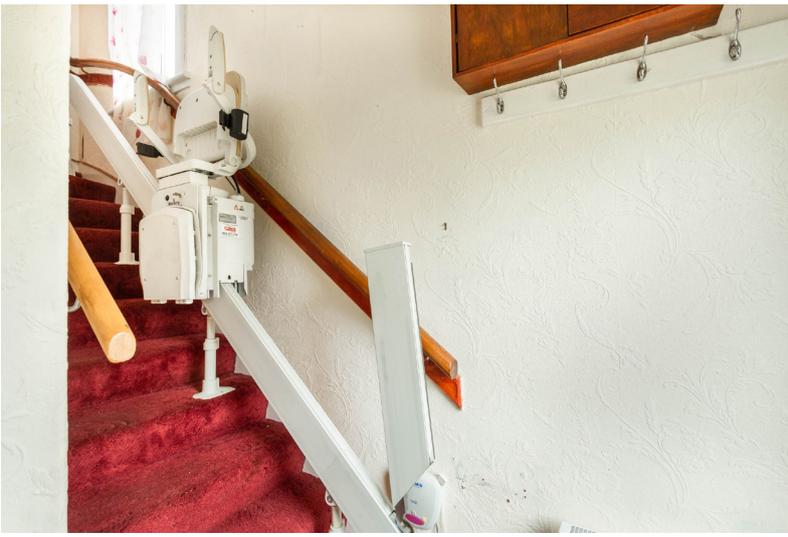
BEDROOM 2:

Approx. 10'1 x 10'5'. Well presented rear facing bedroom with a triple shelved and hanging wardrobe, with a central mirror, and a radiator.

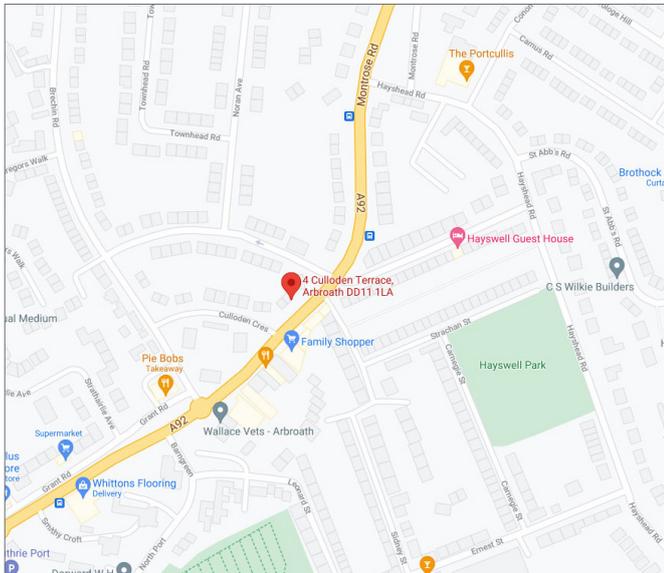
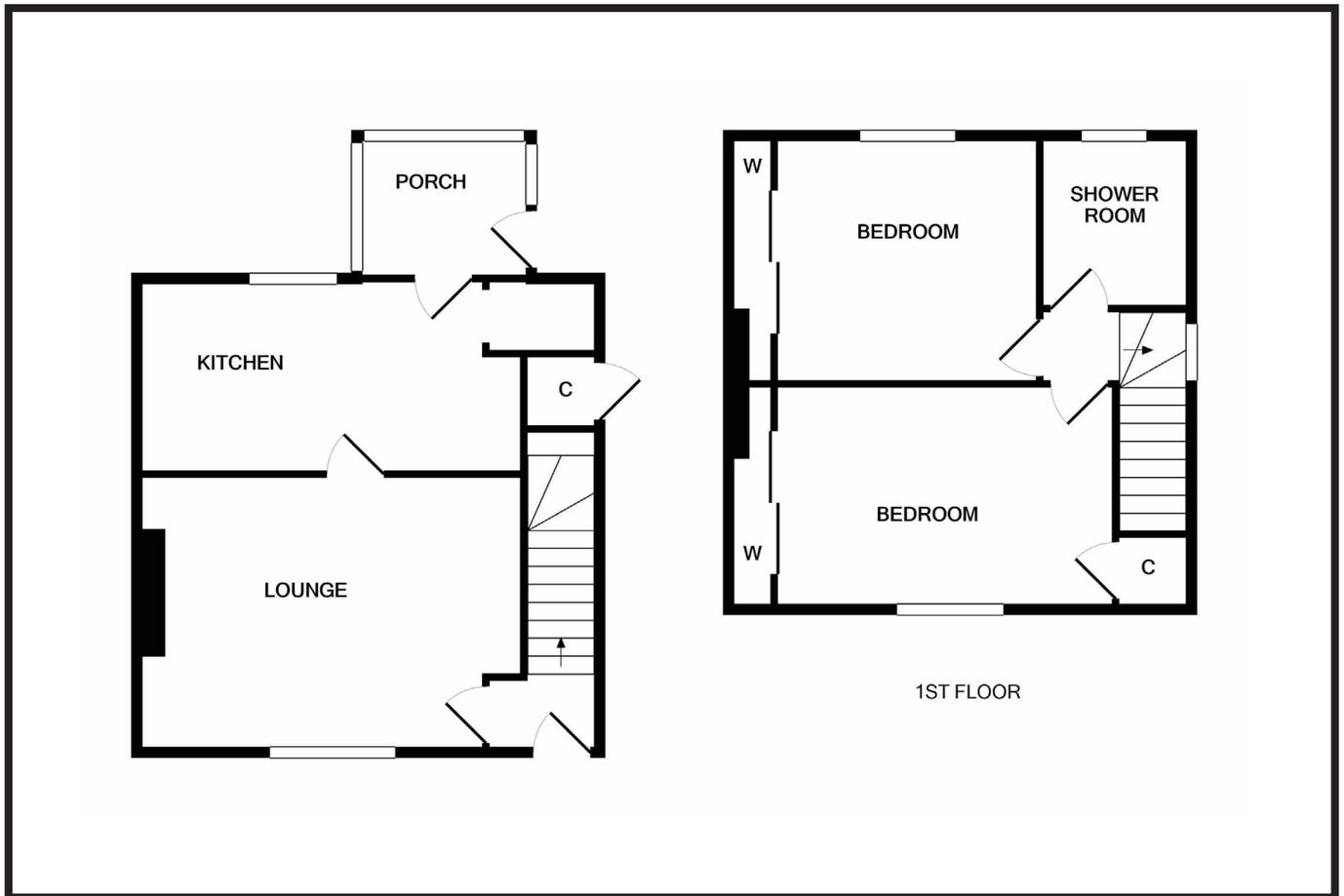
SHOWER ROOM:

Approx. 7'3 X 6'9. A rear facing tiled shower room finished with a two piece coloured suite with a separate shower cubical housing a power shower. There is wet wall to the shower area, a vanity area with mirror, bathroom fittings, and a radiator.





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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