



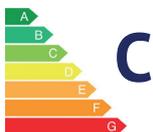
62B FERGUS SQUARE, ARBROATH DD11 3DW

MID TERRACED VILLA



Key Features

- Attractive stone built spacious family home on two levels.
- Situated in a prime residential area close to schools, shops, bowling green, parks and sports centre.
- Gas central heating. Double Glazing. • Enclosed large rear garden. Two outbuildings.



OFFERS OVER
£150,000

Property Description

This very attractive stone built MID TERRACED VILLA provides deceptively spacious family accommodation on two levels and is situated in a prime residential area of the town, convenient for all the usual local amenities. The stylish home has been maintained and decorated by the present owner to a high standard with many attractive features. The property enjoys the benefits of Gas Central Heating and Double Glazed Windows. A large, private, fully enclosed garden is to the rear and is neatly laid out in lawn with borders of mature shrubs and bushes. There are two good sized stone outbuildings. Viewing this home internally and externally is highly recommended to fully appreciate the space which is on offer.

ACCOMMODATION:

Entrance Hall, Lounge, Dining Kitchen, Utility Room, Dining Room/Office, 3 Bedrooms & Family Bathroom.

HALLWAY:

Enter through front entrance door into the spacious welcoming hallway. Laminate flooring. Corniced ceiling. Stairway leads to the upper floor accommodation.

LOUNGE:

Approx. 17' 8" x 11' 11". This is a beautifully presented bright and airy superb sized lounge which has large front facing windows allowing for natural light to flood in. Recessed shelved alcove. Feature fire surround. Corniced ceiling ornate centre piece. Natural wood flooring.

DINING ROOM/OFFICE:

Approx. 12' x 6' 2". A pleasant well proportioned rear facing room which could be utilised to provide a variety of purposes. Corniced ceiling. Ornate centre piece. Laminate Flooring.

DINING KITCHEN:

Approx. 12' 4" x 9' 4". Fitted with units in grey colour. Ample worktop surfaces in a wood effect finish. White coloured sinktop with mixer tap. Free standing cooker. Plumbed for dishwasher. Window overlooking the rear of the property. Corniced ceiling. Large under stair storage cupboard. Recessed shelving cupboard. Laminate Flooring. Space for table and chairs. Door to the Utility Room.

UTILITY ROOM:

Approx. 6' 1" x 5' 5". Plumbed for automatic washing machine and space for a fridge freezer. Window overlooking the rear. Laminate Flooring. Door leading out to the garden.

UPPER FLOOR:

Landing with large shelved airing cupboard. Painted original wood floor.

BEDROOM 1:

Approx. 11' 5" x 9' 2". This is an extremely attractive double bedroom which overlooks the rear garden. Recently refreshed with a recess alcove with shelving. Corniced ceiling. Painted original wood floor.

BEDROOM 2:

Approx. 11' 9" x 11' 4". Most impressive generously proportioned front facing bedroom. Recessed alcove with shelving. Painted original wood floor.

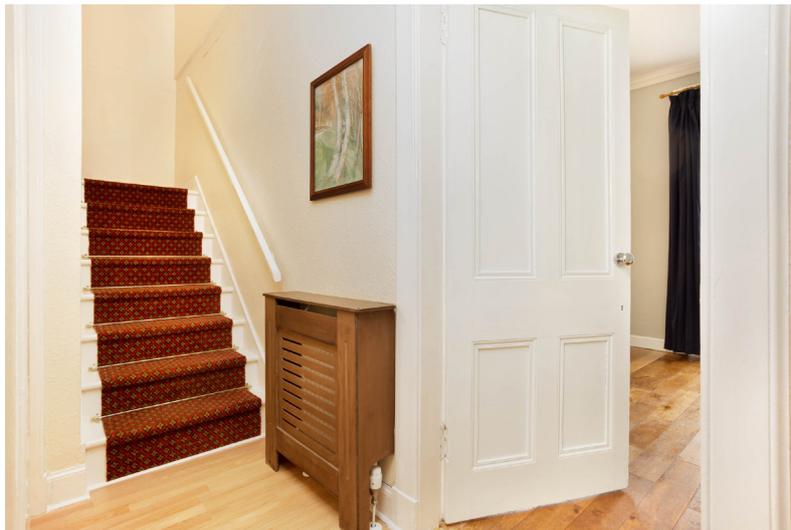
BEDROOM 3:

Approx. 12' x 7' 8". A pleasant well proportioned bedroom which has an outlook over the front of the property. Corniced ceiling.

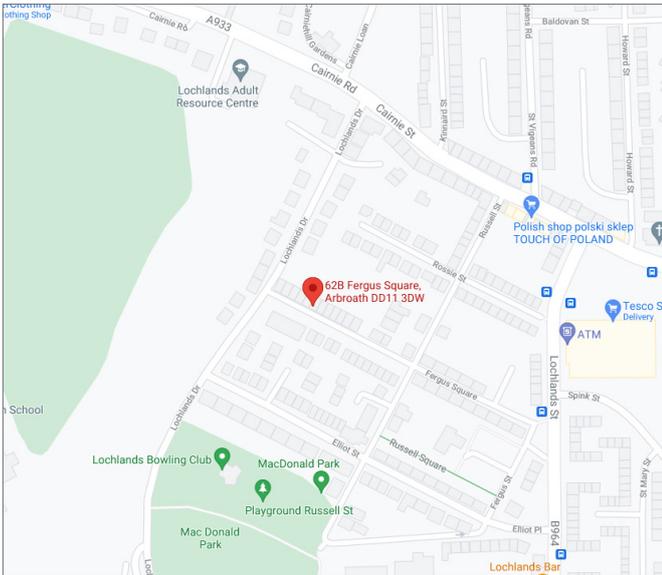
FAMILY BATHROOM:

Approx. 12' x 7' 5". A lovely spacious bathroom with three piece white suite. Matching tiling complements the suite. Separate tiled shower enclosure. Window. Built in storage cupboard. Painted wood floor.





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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