



174 BRECHIN ROAD, ARBROATH, DD11 4AR

TERRACED VILLA



### Key Features

- Spacious terraced villa. • Within a popular residential area.
- Enclosed front and rear gardens • Gas Central Heating and Double Glazing.



OFFERS OVER  
**£110,000**

# Property Description

This most impressive, bright and airy TERRACED VILLA is ideally situated within a most desirable residential area, close to all amenities and services including primary and secondary schools, local and national shops as well as leisure and health services. The property has been well maintained and enjoys the benefit of gas central heating, double glazing and ample storage. Outside there is an enclosed, easy to maintain front garden, and an enclosed rear garden which is mainly laid out neatly with grass. Viewing is essential to appreciate this property which would make an ideal first time buy or buy-to-let investment.

## ACCOMMODATION:

Lounge, Kitchen, 2 Bedrooms & Bathroom

## ENTRANCE HALLWAY:

A welcoming hallway with stairway leading to the upper floor, an under stair storage cupboard, cloaks area, and a radiator.

## LOUNGE:

Approx. 12'6 x 13'4. A bright spacious lounge with a large front facing window looking onto the garden. There are TV points and a radiator.

## KITCHEN:

Approx. 12'3 x 9'5. Overlooking and giving access into the rear garden the kitchen is fitted with base and wall units with coordinating work surfaces incorporating a stainless steel sink with mixer tap. There is an electric oven, gas hob with extractor hood above, plumbed space for a washing machine, and ample room for dining.

## BATHROOM:

Approx. 6'5 x 5'6. There is a 3 piece coloured suite with tiling to the bath, wc and wash hand basin, a rear facing window and radiator.



**UPPER HALLWAY:**

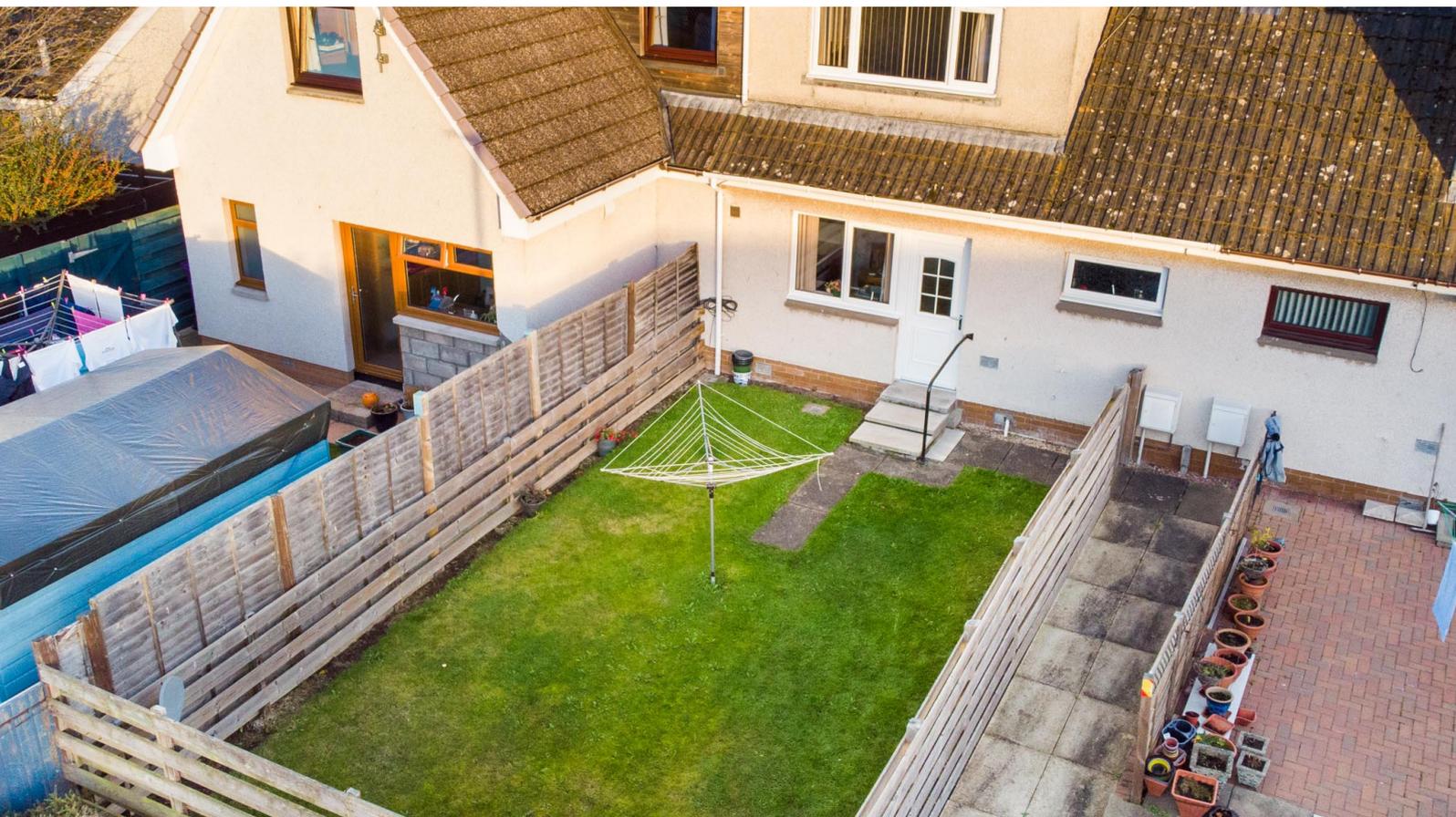
A double storage cupboard, a walk-in storage cupboard and access into the loft.

**BEDROOM 1:**

Approx. 12'9 x 9'6. A bright spacious bedroom with front facing window, and radiator.

**BEDROOM 2:**

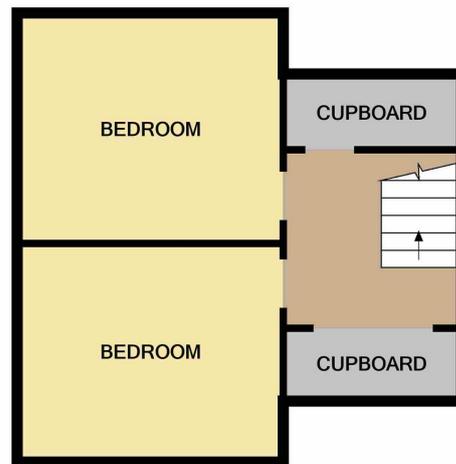
Approx. 12'9 x 9'8. Rear facing bedroom with ample room for furnishings, with a radiator.



# Property Professionals



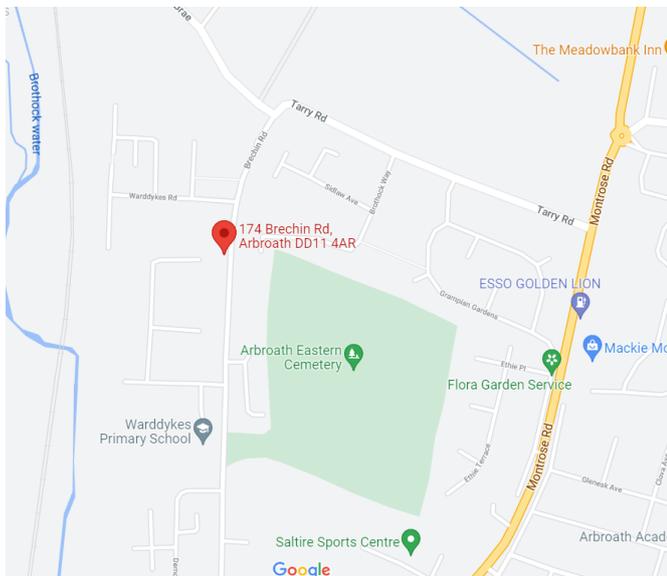
GROUND FLOOR  
APPROX. FLOOR  
AREA 44.5 SQ.M.  
(479 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 31.9 SQ.M.  
(344 SQ.FT.)

TOTAL APPROX. FLOOR AREA 76.4 SQ.M. (823 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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