



13 BEECH GROVE, ARBROATH, DD11 2EU

TERRACED VILLA



## Key Features

- Spacious terraced villa • Within a quiet residential area.
- Presented in immaculate move-in condition. • Storage Heating and Double Glazing.
- Enclosed gardens front and rear with deck, patio and two wooden sheds.



OFFERS OVER  
**£120,000**

# Property Description

This is an excellent opportunity to purchase this delightful TERRACED VILLA which is situated within a quiet residential area ideally placed for all local amenities including shops, supermarkets, primary and secondary schools as well as the A92 dual carriageway giving easy access to many local Angus towns and Dundee. The property is well presented in modern neutral tones with a spacious lounge with dining area, a modern kitchen, 3 double bedrooms and a modern family bathroom with over the bath shower. The property benefits from storage heating and double glazing with all carpets, flooring, blinds and light fittings included. To the front is an easy to maintain garden laid out neatly in coloured stone. To the rear is an enclosed garden with raised entertainment deck, patio area, large lawn with 2 wooden sheds.

## ACCOMMODATION:

Lounge with Dining Area, Kitchen, 3 Bedroom & Bathroom

## ENTRANCE HALLWAY:

Access is via a double glazed door into a spacious front facing hallway which has a fitted cloaks unit with hanging space and storage cupboards, the stairway leading to the upper floor, and a storage heater.

## LOUNGE WITH DINING AREA:

Approx. 11' x 18'. Entry is via a glass panel door into this spacious front and rear facing lounge with dining area. There are TV and telephone points and two storage heaters. A glass panel door gives access into the kitchen.

## KITCHEN:

Approx. 11' x 12'10. The kitchen is rear facing overlooking the garden and is fitted with modern wall and base units with coordinating work surfaces incorporating a coloured sink with mixer tap. There is a double electric oven, Neff induction hob with extractor hood above, plumbed space for a dishwasher, and an automatic washing machine, space for a tumble drier and fridge freezer. There is a large under stair storage cupboard and access into the rear garden.



**UPPER HALLWAY:**

A rear facing window, a shelved linen cupboard housing the hot water tank, a second shelved storage cupboard, access via a Ramsay style ladder into the loft, and a storage heater.

**BEDROOM 1:**

Approx. 12'6 x 9'4. A spacious front facing double bedroom with ample room for furnishings and a double shelved and hanging wardrobe with sliding mirror doors.

**BEDROOM 2:**

Approx. 14'3 x 8'6. A generous size bedroom with front facing window and ample room for furnishings.

**BEDROOM 3:**

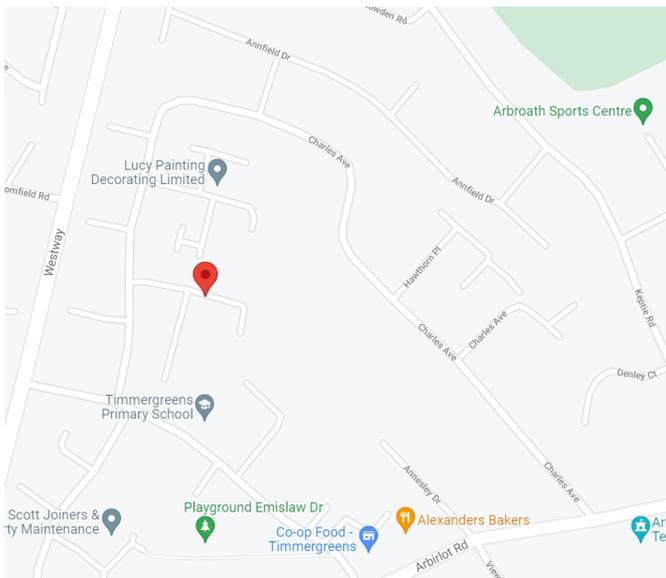
Approx. 8' x 9'10. A rear facing bedroom overlooking the garden.

**BATHROOM:**

Approx. 9'5 x 5'5. A modern, rear facing tiled bathroom fitted with a 3 piece white suite with a vanity to the wc and wash hand basin with wall mounted unit and mirror. There is an over the bath electric shower, and bathroom fittings and vinyl flooring.



# 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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