



19 HEPBURN CRESCENT, ARBROATH, DD11 5HP

TERRACED VILLA



Key Features

- Spacious terraced villa • Within a popular residential area.
- Conveniently located to all local amenities. • Gas Central Heating and Double Glazing.
- Driveway & front garden • Rear garden with 2 wooden sheds



3 1 1

OFFERS OVER
£115,000

Property Description

This is an excellent opportunity to purchase this TERRACED VILLA situated within a very popular residential area of Arbroath conveniently located to shops, supermarkets, Primary and secondary schools as well as the A92 giving easy access to many local Angus towns as Dundee. The property has the benefit of gas central heating and double glazing with all carpets, curtains and light fittings included in the sale. Outside there is a driveway to the front giving off road parking as well as a neatly laid out lawn bordered by flower beds. To the rear is a lawned garden with drying area and 2 wooden sheds.

ACCOMMODATION:

Lounge, Kitchen, 3 Bedroom & Bathroom

VESTIBULE:

Access is into the vestibule where there is a cloaks cupboard housing the gas meter, electric meter and fuse box. Laminate flooring.

HALLWAY:

A glass panel door leads into the hallway where there is a staircase leading to the upper floor, laminate flooring and a radiator.

LOUNGE:

Approx. 12'4 x 13'7. A spacious front facing lounge with a fireplace incorporating an electric fire, an alcove with under storage cupboard, TV and telephone points and a radiator.

KITCHEN:

Approx. 14'4 x 9'2. The kitchen is rear facing with access into the garden and is fitted to wall and base units with coordinating work surfaces incorporating a stainless steel sink with mixer tap. There is an electric oven, with gas hob and extractor hood above, plumbed space for an automatic washing machine, and space for a fridge freezer (both included). There is a cupboard housing the gas central heating boiler, and a radiator.

FAMILY BATHROOM:

Approx. 5'2 x 7'4. Rear facing bathroom comprising of a 3 piece white suite with an over the bath electric shower, with wet wall to the bath, shower and wash hand basin area, bathroom fittings, an Expelair and a radiator.



UPPER HALLWAY:

Front facing window, a shelved storage cupboard, an access into the loft space and a radiator.

BEDROOM 1:

Approx. 16'2 x 8'9. A generous front facing double bedroom with room for furnishings with a and radiator.

BEDROOM 2:

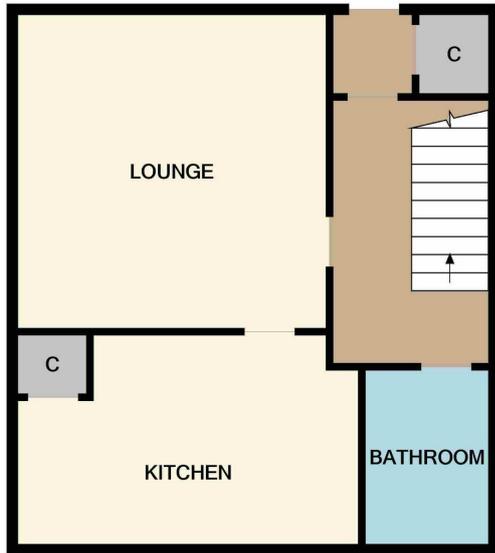
Approx. 11'4 x 14'4. A spacious rear facing bedroom with ample room for furnishings with a radiator.

BEDROOM 3:

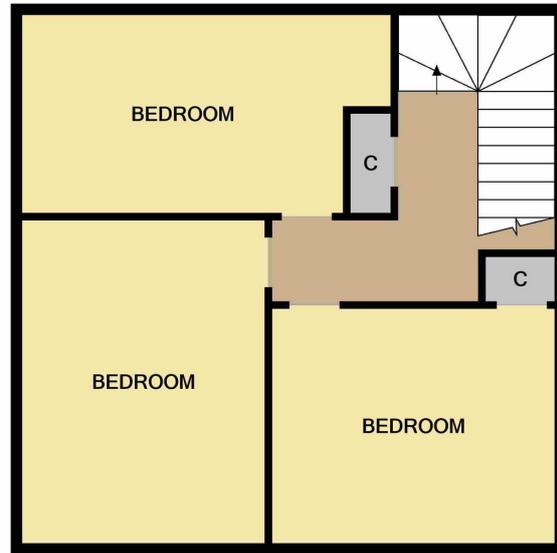
Approx. 11'5 x 10'7. Rear facing double bedroom with a hanging wardrobe, and radiator.



Property Professionals



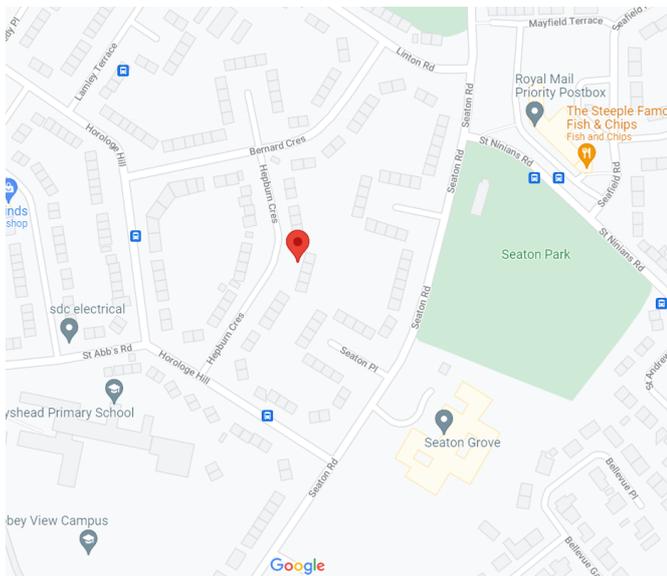
GROUND FLOOR
APPROX. FLOOR
AREA 44.5 SQ.M.
(479 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 50.1 SQ.M.
(540 SQ.FT.)

TOTAL APPROX. FLOOR AREA 94.6 SQ.M. (1018 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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