



10 LAMLEY TERRACE, ARBROATH, DD11 5AD

END TERRACED VILLA



Key Features

- Spacious property in quiet cul-de-sac location
 - Electric Heating and Double Glazing.
- Private front & rear gardens. • Large mono block driveway with garage



OFFERS OVER

£110,000

Property Description

This attractive END TERRACED VILLA is ideally situated in a pleasant area of the town, in a quiet cul-de-sac, convenient for schools, sports centre, shops and other local amenities, providing excellent deceptively spacious and adaptable family accommodation. The property has a modern fitted shower room and well-appointed kitchen. The property has electric heating and double glazing. An easily maintained enclosed garden to the front is laid out neatly in lawn with a mono block driveway which provides off street parking and leads to a single garage. Garage has electricity and up and over door. An enclosed, large garden is to the rear which is laid out in lawn and paving for easy maintenance. A shed is also included. This property must be seen to fully appreciate the space internally and externally which is on offer.

ACCOMMODATION:

Ground Floor: Hallway, Lounge, Kitchen, W.C
Upper Floor: 2 Bedrooms & Shower Room.

ENTRANCE HALLWAY:

Stairway leads to the upper floor accommodation. Window.

LOUNGE:

Approx. 14'10" x 12'11" This is a spacious room with a large front facing window. Wall mounter electric feature fireplace. Glass panelled door leads to the kitchen.

KITCHEN:

Approx. 13'1" x 9'2". This is a well-appointed kitchen which has been fitted with base and wall mounted units in a wood finish. Ample contrasting worktop surfaces and tiled splashback. Built in double oven, electric hob and extractor fan. Window overlooks the rear garden. Storage cupboard housing the boiler. Tiled flooring. Wooden panelled ceiling.

REAR HALLWAY: Tiled flooring. Panelled ceiling. Door leads to the side of the property which gives access to the rear garden.

W/C with SHOWER: Approx. 4'0" x 3'3". Fitted with white w.c and wash hand basin. Has mains shower and shower head. Attractive wet wall. Tiled flooring.



BEDROOM 1:

Approx. 12'1" x 9' 7". This is a particularly charming generously proportioned room with window with to the front. Triple fitted wardrobes with sliding doors and a mirrored panel. Two built in storage cupboards with hanging rail and shelving.

BEDROOM 2:

Approx. 10' 7" x 11' 2". Another double bedroom with a window which has an outlook over the rear of the property. Built in storage cupboard which houses the hot water tank.

SHOWER ROOM:

Approx. 6' 10" x 6' 2". Fitted with white w.c and wash hand basin set in vanity unit which gives ample storage. Shower enclosure with mains shower and finished in attractive wet wall. Tiled flooring. Window. White panelled ceiling with downlighters.



Property Professionals

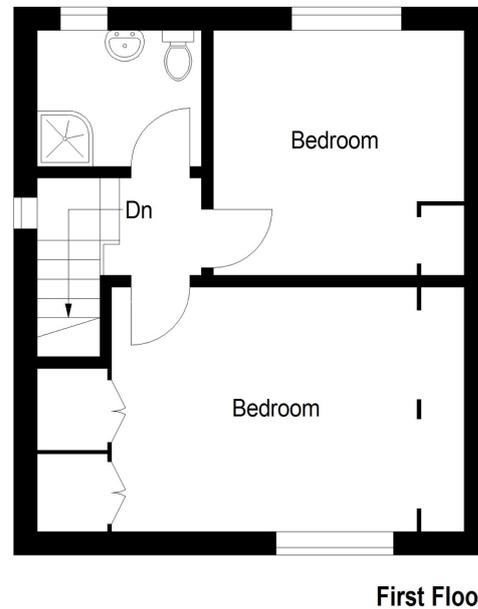
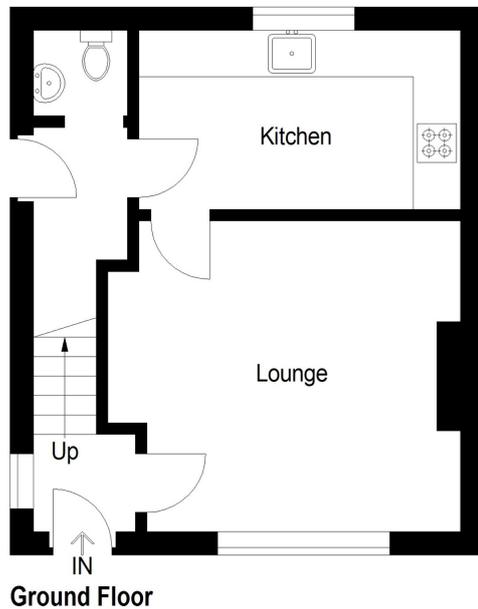


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Connelly & Yeoman
Solicitors Estate Agents

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