



9 LOCHLANDS STREET, ARBROATH,  
DD11 3AB

MID TERRACED  
VILLA



## Key Features

- Spacious Mid Terraced Villa. • Within a popular, central residential area.
- Private Front & Rear Gardens • Gas Central Heating and Double Glazing.



OFFERS OVER  
**£115,000**

# Property Description

This MID TERRACED VILLA which provides excellent accommodation on two levels and is situated in a much sought-after location close to all local amenities including shops, train station, bus station and schools. The property enjoys the benefits of Double Glazed Windows and Gas Central Heating. The front garden is laid out, for ease of maintenance, in coloured chipped stones with a paved pathway. To the rear is a small courtyard garden laid out in paving. A shed and a greenhouse are to be included in the sale.

## ACCOMMODATION:

Hallway, Lounge, Dining Room, Kitchen, 3 Bedrooms & Bathroom

## ENTRANCE HALLWAY:

Enter through a substantial front door and there is the benefit of a large under stair storage cupboard. Stairway leads to the upper floor accommodation.

## LOUNGE:

Approx. 13' 1" x 12' 7". A lovely spacious room with a large picture window overlooking the front. Built in electric fire. Corniced ceiling.

## DINING ROOM:

Approx. 8'11" x 8'11". A versatile space which has ample room for dining table and chairs. A window overlooks the rear garden. Corniced ceiling.

## KITCHEN:

Approx. 10' 11" x 8' 8". Fitted with both base and wall mounted units in a cream colour with wood trim. Ample work top surfaces. There is a free standing cooker, washing machine and fridge which are all to be included in the sale. A window overlooks the rear and a door leads out to the garden.



**BEDROOM 1:**

Approx. 13' 6" x 7'11" . This is a double bedroom of generous proportions and overlooks the rear of the property. Two useful store cupboards, one with shelving and one with a hanging rail.

**BEDROOM 2:**

Approx. 11' 11" x 8' 6". A spacious double bedroom which has an outlook towards the front of the property. Built in cupboard.

**BEDROOM 3:**

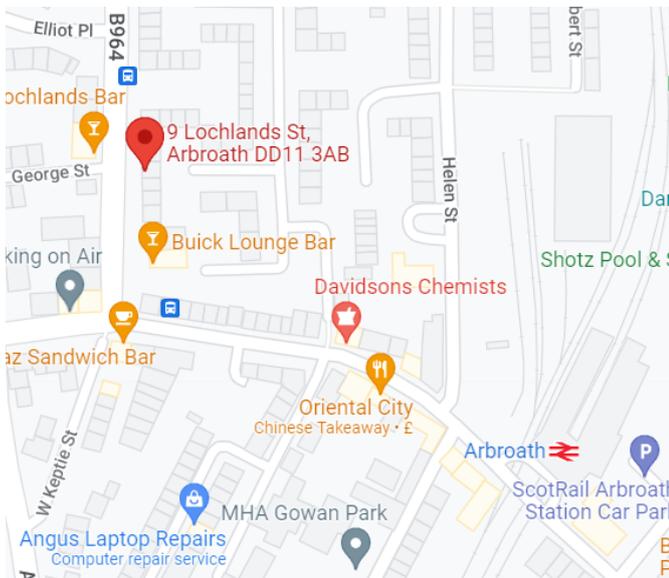
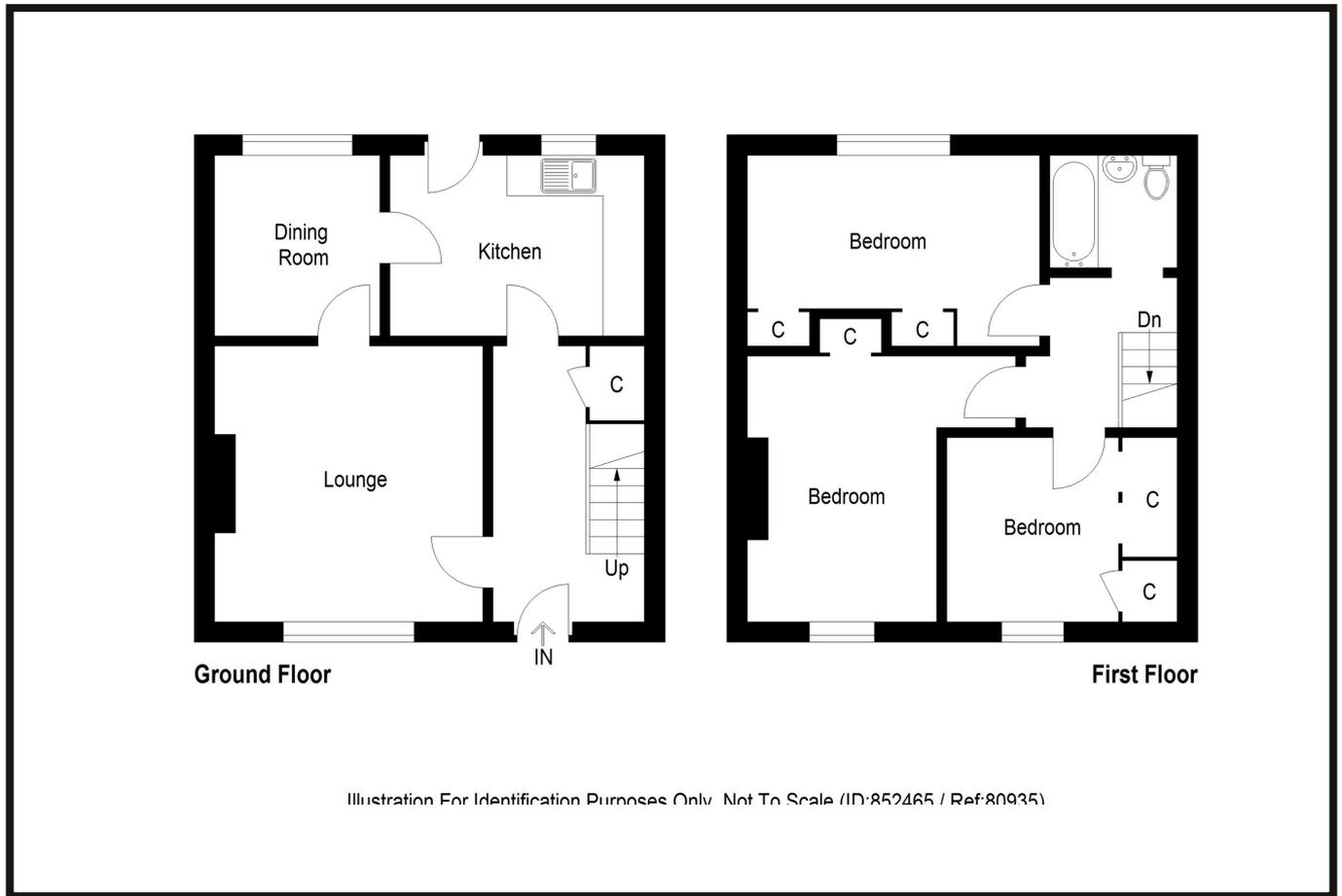
Approx. 8' 4" x 8' 2" . A well proportioned single bedroom benefits from having a built-in full length storage cupboard. Further built in high level storage. Window overlooking the front.

**BATHROOM:**

Approx. 6' 6" x 5' 10". A family bathroom with three piece white suite comprising w.c., wash hand basin, with vanity below and bath with shower over. Partially tiled. Window.



# 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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