



24 SEATON ROAD, ARBROATH, DD11 5DT

MID TERRACED VILLA



Key Features

- Spacious terraced villa • Within a popular residential area close to all local amenities and services. • Electric Heating and Double Glazing.
- Delightful front & rear gardens.



OFFERS OVER
£115,000

Property Description

This MID TERRACED VILLA is ideally situated within a most desirable residential area, close to all amenities, and services including schools, local shops, and town centre and provides generously proportioned accommodation over two levels. The property has been well maintained and enjoys the benefit of storage heating, double glazing and ample storage. Outside is a neatly laid out front garden with lawn and flower beds. To the rear is an enclosed garden neatly laid out with a lawn, flower beds, a wooden shed and gated access to the side of the house for bins.

ACCOMMODATION:

Lounge, Kitchen, 3 Bedrooms & Shower Room

ENTRANCE HALLWAY:

Entry is into this a spacious hallway with a shelved storage cupboard housing the electric fuse box and meter, and a storage heater.

LOUNGE:

Approx. 12'4 x 13'9. Entry is into a front facing spacious lounge with a tiled fireplace and hearth incorporating an electric fire, a shelved storage cupboard, TV point and a storage heater.

KITCHEN:

Approx. 11'5 x 8'9. Over looking the rear garden the kitchen is fitted with base and wall units with coordinating work surfaces incorporating a stainless steel sink. There is space for a cooker, plumbed space for an automatic washing machine and space for a tumble dryer, ample room for a dining table and there is a storage heater.

REAR HALLWAY:

A large shelved storage cupboard housing the water tank, and rear door giving access into the garden.

SHOWER ROOM:

Approx. 5'4 x 7'4. Rear facing tiled shower room with a vanity to the wc and wash hand basin, a double wet walled shower enclosure housing an electric shower, Parador ceiling with spotlights, bathroom fitments and a heated towel rail.



UPPER HALLWAY:

A front facing window, a shelved storage cupboard and a storage heater.

BEDROOM 1:

Approx. 14'6 x 8'7. A bright spacious front facing bedroom with a pleasant open view shelved and hanging wardrobes, and a panel heater.

BEDROOM 2:

Approx. 10'2 x 14'3. Rear facing double bedroom which looks out to the rear garden and surrounding area, panel heater.

BEDROOM 3:

Approx. 11'6 x 10'7. A generous size double bedroom with a rear facing window, a double shelved and hanging wardrobe, and panel heater.



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.

Connelly & Yeoman
Solicitors Estate Agents

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