



43 ELMBANK CRESCENT, ARBROATH, DD11 4EZ

END TERRACED VILLA



Key Features

- Spacious end terraced villa • Within a popular residential area.
- Gas Central Heating and Double Glazing. • Driveway providing off street parking, private garden and outhouse.



OFFERS OVER
£115,000

Property Description

This impressive END OF TERRACE VILLA is set within a very popular residential area close to all amenities and services including shops, sports centre, and railway station and provides generously proportioned accommodation set on a corner plot with a driveway providing off street parking. The property has been well maintained and enjoys the benefit of a lounge with dining area, kitchen, 2 double bedrooms and a modern bathroom. There is gas central heating, double glazing and ample storage. Outside a lock block driveway gives parking and there is an enclosed garden to the rear with access to a brick built outhouse with power and light. Viewing is essential to appreciate this property which would make an ideal first time buy or buy-to-let investment.

ACCOMMODATION:

Lounge with dining area, Kitchen, 2 Bedrooms & Bathroom

ENTRANCE HALLWAY:

Entry is via a double glazed door into the hallway where there is a large storage cupboard with light, a cupboard housing the electric fuse box and meter, a telephone point and a radiator.

LOUNGE WITH DINING AREA:

Approx. 11'3 x 21'2. Entry is via a glass panel door into a spacious lounge with dining area with both front and rear facing windows, laminate flooring, TV point and two radiators. The dining area has ample room for a table and chairs and door leading into the kitchen.

KITCHEN:

Approx. 10'3 x 11'5. The kitchen overlooks the rear garden and is fitted with base and wall units with coordinating work surfaces incorporating a white sink with mixer tap. There is an electric oven and gas hob, plumbed space for an automatic washing machine, and space for a fridge freezer. There is also an under stairs storage cupboard, the gas central heating boiler and a door leading out into the garden.



UPPER HALLWAY:

The staircase leads to the upper floor where there is a side facing window, an access hatch leading into a floored loft, and a radiator.

BEDROOM 1:

Approx. 15'4 x 9'2. A bright spacious front facing double bedroom with a shelved and hanging wardrobe, and a radiator.

BEDROOM 2:

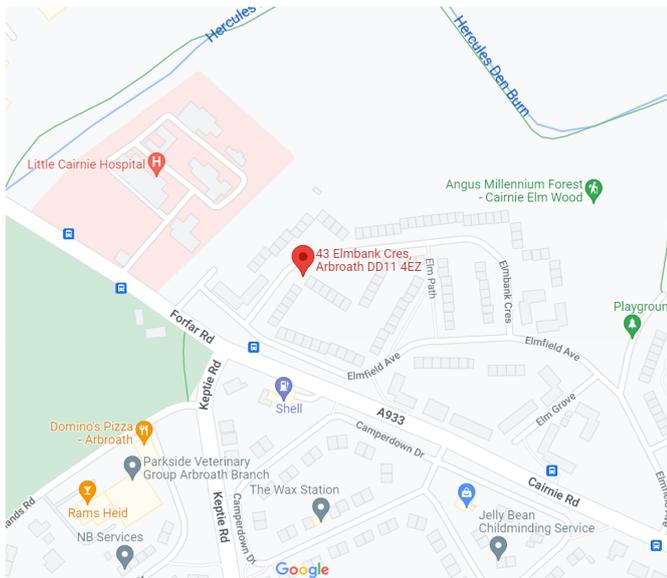
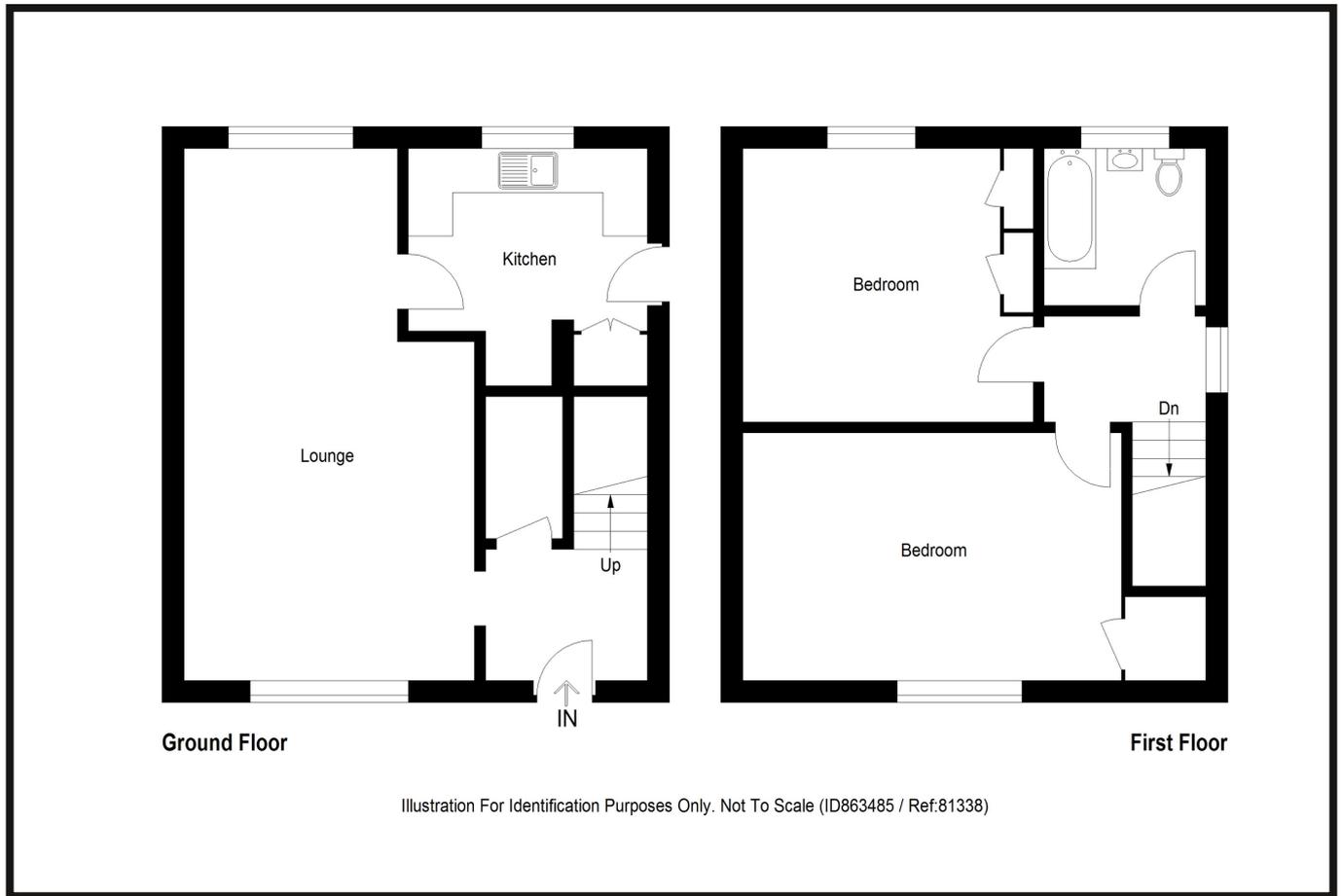
Approx. 11'7 x 11'6. A second bright spacious double bedroom with a rear facing window, shelved and hanging wardrobe and a radiator.

BATHROOM:

Approx. 6'9 x 6'. Rear facing modern bathroom comprising of a 3 piece white suite with a double ended bath with an over the bath shower, and a vanity unit to the wc and wash hand basin. With brick effect tiling, bathroom fitments and a heated towel rail.



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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