



5 LOCHLANDS STREET, ARBROATH, DD11 3AB

TERRACED VILLA



## Key Features

- Spacious mid terraced villa • Within a popular residential area close to all amenities.
  - Gas Central Heating and Double Glazing.
- Enclosed front and rear gardens and a wooden shed.



OFFERS OVER  
**£115,000**

# Property Description

This MID TERRACED VILLA, which provides excellent accommodation on two levels, 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 garden laid out in paving with a wooden shed included.

## ACCOMMODATION:

Lounge with dining area, kitchen, 3 bedrooms & bathroom



## ENTRANCE HALLWAY:

Enter through a substantial front door with glazed inset and side screen into a spacious hallway with staircase leading to the upper floor, and under stairs storage cupboard and second storage cupboard and radiator.

## LOUNGE:

Approx. 22' 10" x 13' 6". A spacious front and rear facing lounge with dining area, wood effect laminate flooring, access into the kitchen, TV and telephone points and a radiator.

## KITCHEN:

Approx. 11'3 x 8'8. Fitted with base and wall units with coordinating work surfaces incorporating a stainless steel sink with mixer tap. There is an electric oven, gas hob and extractor hood above, plumbed space for an washing machine and dishwasher, and space for a fridge freezer. A rear door gives access into the garden.



**BEDROOM 1:**

Approx. 13' 5" x 10'. This double bedroom of generous proportions overlooks the rear of the property and has two wardrobes, and a radiator.

**BEDROOM 2:**

Approx. 12' x 11' 11". A spacious front facing double bedroom with a shelved and hanging wardrobe, and a radiator.

**BEDROOM 3:**

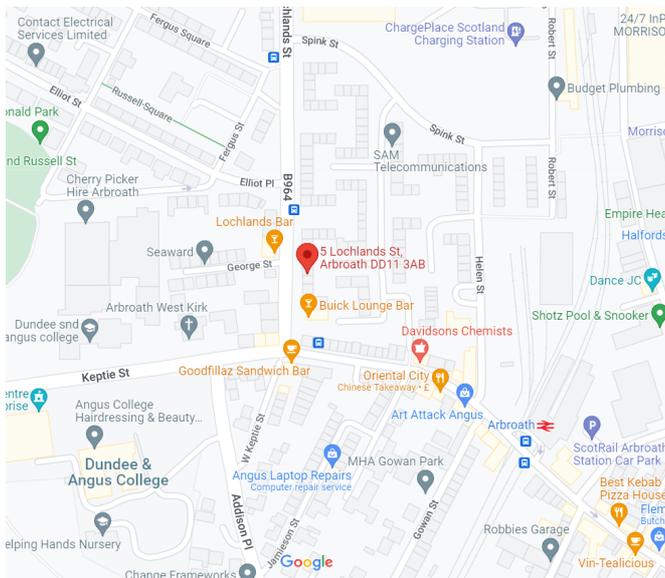
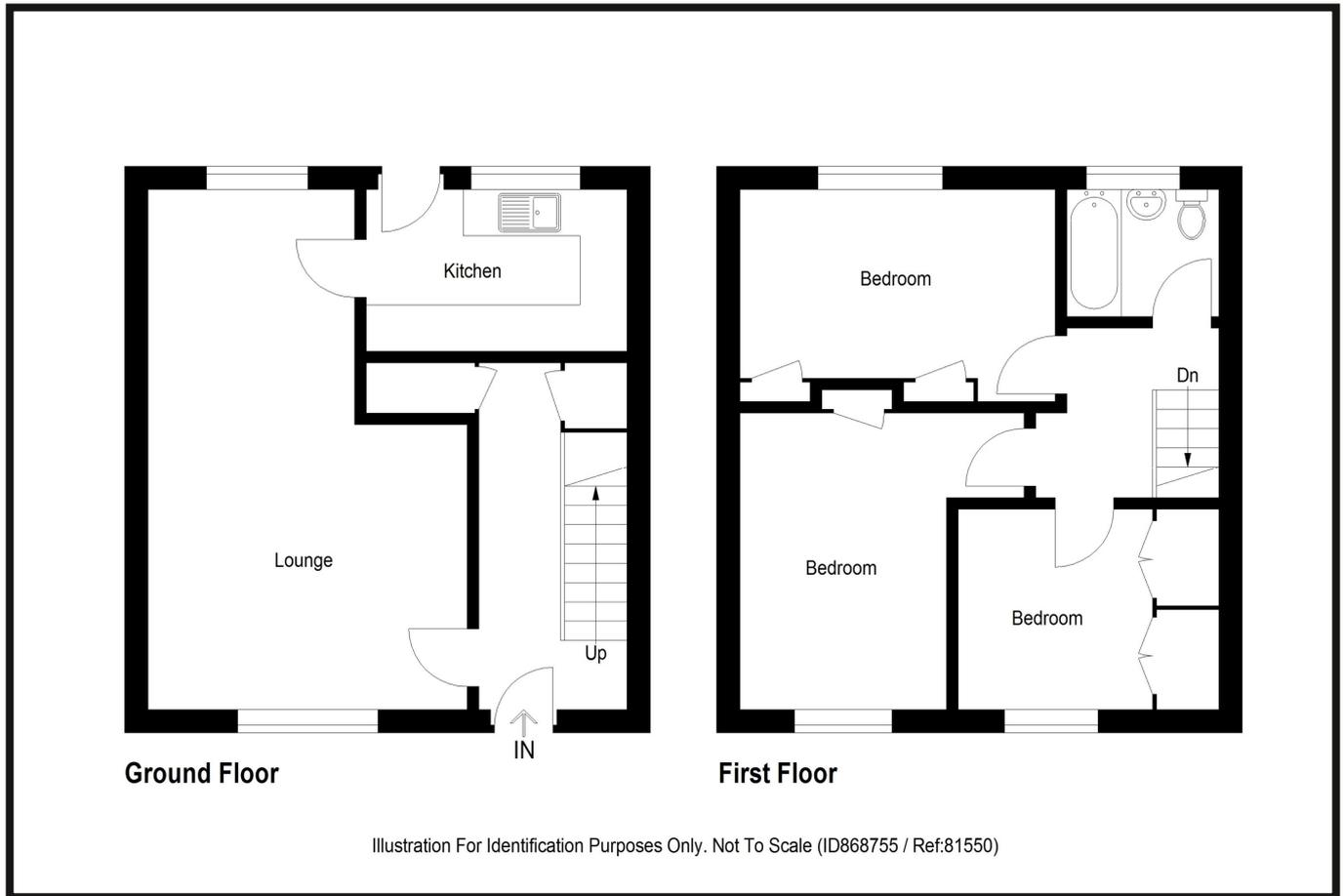
Approx. 8' 3" x 8'. A front facing bedroom with a storage cupboard, and radiator.

**BATHROOM:**

Approx. 6' 5" x 5' 8". A family bathroom with three piece white suite comprising of a wc, wash hand basin and 'P' shaped double ended bath with an over the bath shower. Matching wet wall covering & wall tiles. Panelled ceiling and rear facing 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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