



26 HOWARD STREET, ARBROATH, DD11 4DH

TERRACED VILLA



## Key Features

- Spacious property on two levels.
- Popular, central residential area.
- Gas Central Heating and Double Glazing.
- Private garden with shed



OFFERS OVER  
**£120,000**

# Property Description

This very attractive stone built TERRACED VILLA provides excellent spacious family accommodation on two levels, and is pleasantly situated in a much sought after area to the town, conveniently situated to all amenities, including Shops, Schools and local transport. The well maintained property enjoys the benefits of Gas Central Heating and Double Glazed Windows. The delightful enclosed rear garden is laid out in paving and there is a coloured chipped stone area with a wooden shed which is to be included in the sale. There are ample parking facilities at the rear of the property. Viewing this home is highly recommended to fully appreciate the space and versatility which is on offer.

## ACCOMMODATION:

Ground Floor: Entrance Hallway, Lounge, Rear Hall, Dining Kitchen.  
Upper Floor: 2 Double Bedrooms, Bathroom, Walk in Cupboard, Dressing Room.

## ENTRANCE HALLWAY:

Enter through substantial hardwood and glazed front entrance door. Wood effect flooring. Stairway leads to the upper floor accommodation.

## LOUNGE:

Approx. 14' 1" x 12' 10". This is a bright and airy room of generous proportions. A window has an outlook over the front of the property. Corniced ceiling. Wood effect flooring. Neutral décor.

## DINING KITCHEN:

Approx. 12' 5" x 11'. Spacious kitchen fitted with base and wall units and there are ample worktop surfaces in a black finish. Contrasting wall tiled splashback. Stainless steel sinktop and mixer tap. Built in oven, gas hob with extractor above. Plumbed for automatic washing machine and space for fridge freezer. A large window overlooks the rear. Built in storage cupboard with shelving. Space for table & chairs. Window.

## REAR HALL:

Two large useful store cupboards, one of which houses the hot water tank and regularly serviced boiler. A hardwood and glazed door leads out to the rear garden. Wood effect flooring.



**UPPER FLOOR:**

Landing with access to the partially floored loft.

**BATHROOM:**

Approx. 7' x 5' 2". Well presented, fitted with white w.c., wash hand basin and bath with shower over and glass screen. Fully tiled. High level window.

**BEDROOM 1:**

Approx. 11' 10" x 10' 5". An extremely attractive, bright generously proportioned double bedroom which overlooks the rear.

**BEDROOM 2:**

Approx. 12' 9" x 12' 1". This is an impressive, excellent sized double bedroom which has a window overlooking the front of the property.

**WALK IN CUPBOARD:**

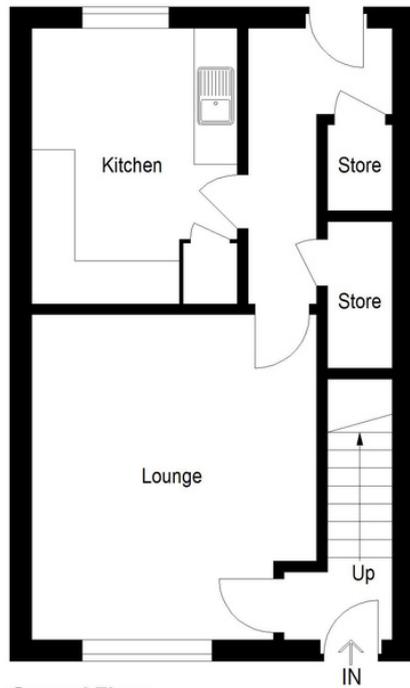
Approx. 5' 2" x 3' 1". Great sized walk in cupboard providing ample storage.

**DRESSING ROOM:**

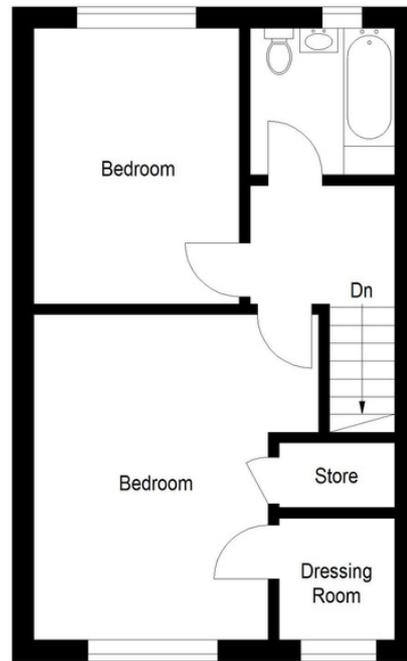
Approx. 5' 4" x 5' 1". A well proportioned room which could be adapted for a number of uses. Front facing window. Hanging rail. Shelf.



# Property Professionals

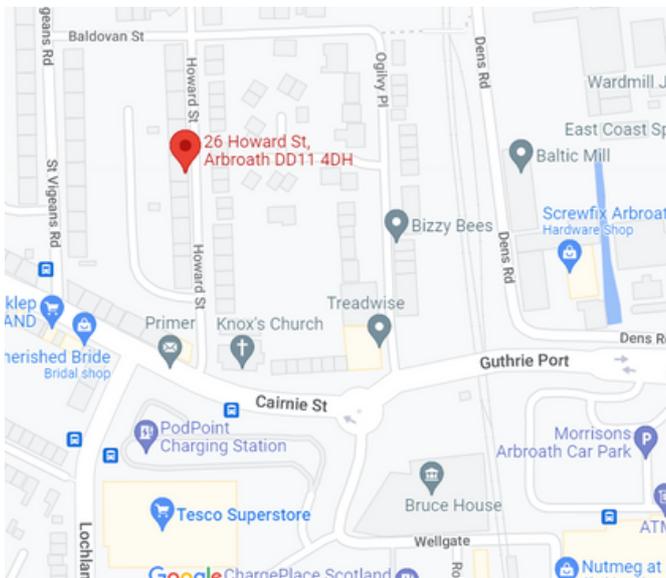


Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:877659 / Ref:81854)



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