



3 GRANGE PATH, ARBROATH, DD11 4EJ

MID TERRACED VILLA



Key Features

- Spacious terraced villa set within a quiet popular area.
 - Gas central heating and double glazing.
- Private south facing front garden. • Rear garden with drying area and wooden shed.



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OFFERS OVER
£105,000

Property Description

This is an superb opportunity for a First Time Buyer or investor to purchase this spacious TERRACED VILLA situated within a quiet residential area which is close to all local amenities including local shops, supermarkets, schools and the bus and railway stations. The property has the benefit of gas central heating and double glazing and has ample storage with a spacious lounge with dining area, kitchen, 2 double bedrooms, a boxroom and bathroom. Outside there is a private south facing garden with stone chipped area and patio. To the rear is a slabbed drying area and a wooden shed.

ACCOMMODATION:

Lounge with dining area, Kitchen, 2 Bedrooms , Boxroom & Bathroom

HALLWAY:

Enter through a double glazed door into the hallway with a large under stairs storage cupboard housing the electricity fuse box and meter, a second shelved storage cupboard, and a radiator.

LOUNGE WITH DINING AREA:

Approx. 11'3 x 22'4. A bright spacious double aspect lounge with dining area leading into the kitchen. There are TV and telephone points and two radiators.

KITCHEN:

Approx. 10'2 x 8'8. Rear facing fitted with base and wall units incorporating a stainless steel sink. Space for a free standing gas cooker, and space for an automatic washing machine. A rear door gives access to the drying area.



UPPER HALLWAY:

A storage cupboard and access into the loft space.

BEDROOM 1:

Approx. 11'4 x 10'2. Front facing double bedroom with a shelved and hanging wardrobe, a cupboard housing the gas central heating boiler, and a radiator.

BEDROOM 2:

Approx. 11'4 x 10'2. Rear facing double bedroom with a shelved and hanging wardrobe and a radiator.

BOXROOM:

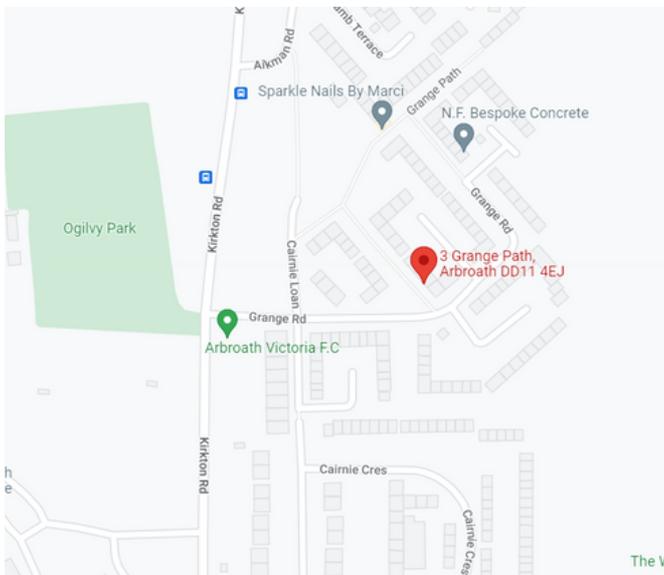
Approx. 6'3 x 3'8. With front facing window.

BATHROOM:

Approx. 6'6 x 5'6. Rear facing bathroom with wc, wash hand basin and bath. There is wet wall to the bath, wc and wash hand basin area, bathroom fittings and a radiator.



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
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