



3 WEST ABBEY STREET, ARBROATH, DD11 1EQ

TERRACED VILLA



Key Features

- Spacious terraced villa close to the centre of Arbroath.
- Gas Central Heating and Double Glazing.
- Enclosed rear garden area with ample parking and wooden shed.



OFFERS OVER
£110,000

Property Description

Close to the town centre this TERRACED VILLA has an ideal location and benefits from a private rear garden with parking for several cars, a wooden shed and water tap. The property comprises of a spacious lounge, kitchen, conveniently located wc, 2 double bedrooms and a shower room. There is ample storage, gas central heating and double glazing. Viewing is essential to appreciate this ideal first-time-buy or buy-to-let investment.

ACCOMMODATION:

Lounge, Kitchen, 2 Bedrooms, WC & Shower room.

ENTRANCE HALLWAY:

Entry is via a double glazed door into a vestibule with a glass panel door leading into the hallway with stairway leading to the upper floor, a front facing window and radiator.

WC:

Approx. 4'7 x 6'1. Fitted with wash hand basin and wc, Expelair, cupboard housing the gas meter and a radiator.

LOUNGE:

Approx. 13' x 14'5. A bright spacious lounge with two rear facing windows looking onto the garden, ample room for furnishings, a large walk-in storage cupboard, with light and front facing window, and two radiators.

KITCHEN:

Approx. 11' x 11'. Rear facing kitchen fitted with base and wall units with coordinating work surfaces incorporating a stainless steel sink. There is an electric oven, gas hob with extractor hood above, integrated fridge freezer, plumbed space for an automatic washing machine and dishwasher, a breakfast seating area, radiator and rear door leading into the garden.



UPPER HALLWAY:

A front facing window, 4 storage cupboards, one housing the gas central heating boiler, spotlight to the ceiling, an access hatch leading into the loft, and a radiator.

BEDROOM 1:

Approx. 11'7 x 9'9. A spacious rear facing bedroom with a large bedroom fitment included, and a radiator.

BEDROOM 2:

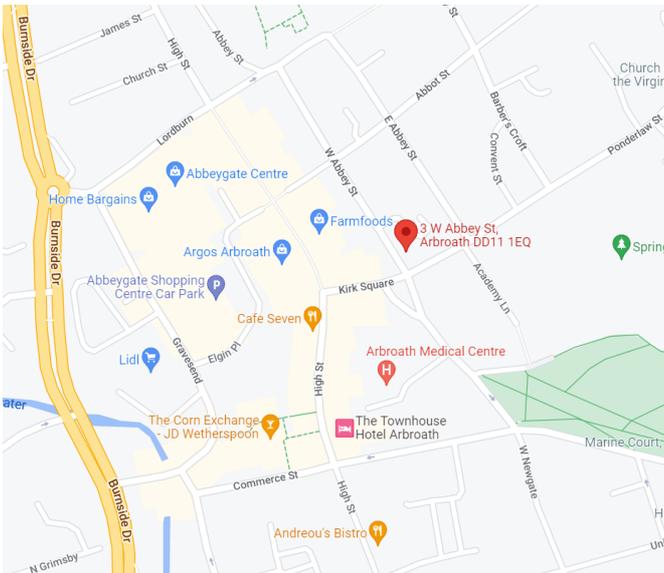
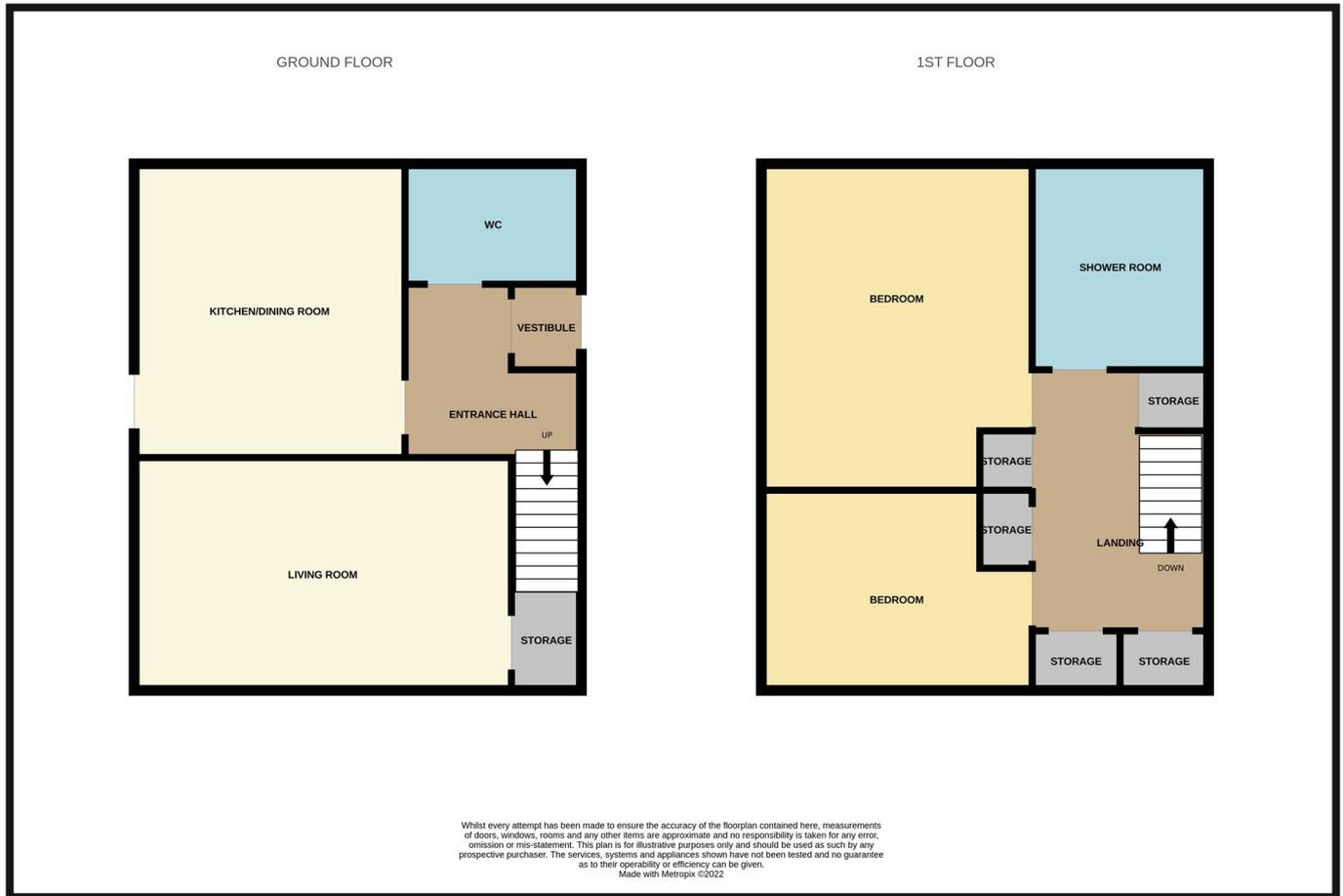
Approx. 10'10 x 11'7. Rear facing double bedroom with ample room for furnishings, and a radiator.

SHOWER ROOM:

Approx. 6'7 x 6'6. Front facing with a wc and wash hand basin and a shower cubicle housing an electric shower and wet wall. Bathroom fitments 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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