



52 FERGUS SQUARE, ARBROATH, DD11 3DW

END TERRACED VILLA



Key Features

- Set within a popular residential location.
- A traditional style family home of generous proportions
- Gas central heating & Double glazing.
- Large, enclosed, tiered rear garden with patio and shed.



OFFERS OVER
£185,000

Property Description

This deceptively spacious END TERRACED VILLA must be viewed to appreciate the size of accommodation on offer. Set within an ideal central location, close to all local amenities and services the property offers bright spacious rooms and has the advantage of a large family sun room. Decorated in neutral tones with gas central heating and double glazing, there is a spacious lounge, modern kitchen and bathroom with plenty storage, 3 bedrooms and a large sun room. Outside there is an extensive, tiered garden to the rear which has been laid out neatly with patio, lawn, an assortment of mature trees, shrubs and bushes. At the top of the garden is a barked area with a wooden shed which is to be included in the sale. Viewing this property is essential to fully appreciate its potential.

ACCOMMODATION:

Vestibule, Hallway, Lounge, Sun Room, Dining Kitchen, 3 Bedrooms, Dressing Room/Study, Family Shower Room.

VESTIBULE & HALLWAY:

Enter through substantial entrance door into the vestibule which has a quarry tiled floor. The hallway is bright and benefits from a wood effect floor and large storage cupboard.

LOUNGE:

Approx. 13'8" x 11'1". A lovely room with a picture rail, laminate flooring and double french doors which provide a view over the garden and lead out to the patio.

SUN ROOM:

Approx. 15'11" x 8'3". A lovely room which has natural light flooding in from all the windows which overlook the gardens. There is also two roof windows. A feature of this room is the natural stone walls and the quarry tiled floor. There are downlights in this room and double doors give access to the garden.

DINING KITCHEN:

Approx. 15'2" x 10'5". A feature of this home is the splendid well-appointed kitchen which has been fitted with modern base and wall units in a white high gloss finish with work surfaces in a wood grain effect. There is space for a fridge freezer and other white goods, built in oven and microwave, gas hob with extractor above. There is a coordinating table with room for 4 chairs and a window overlooks the front.

FAMILY SHOWER ROOM:

Approx. 11'6" x 5'4". A recently upgraded shower room with a 2 piece white suite incorporated within a modern vanity unit with a separate shower cubical housing a power shower. Finished with modern wet wall with bathroom fittings, Parador ceiling with spotlights, an Expelair and heated towel rail.



BEDROOM 1:

Approx. 13'8" x 9'10". A delightful bedroom which overlooks the rear of the property with ample storage in the form of double wardrobe with sliding doors and built in cupboard with shelving.

BEDROOM 2:

Approx. 12'6" x 10'7". Another good sized bedroom with a window overlooking the front of the property, built in cupboard with shelving and wardrobe with hanging rail.

BEDROOM 3:

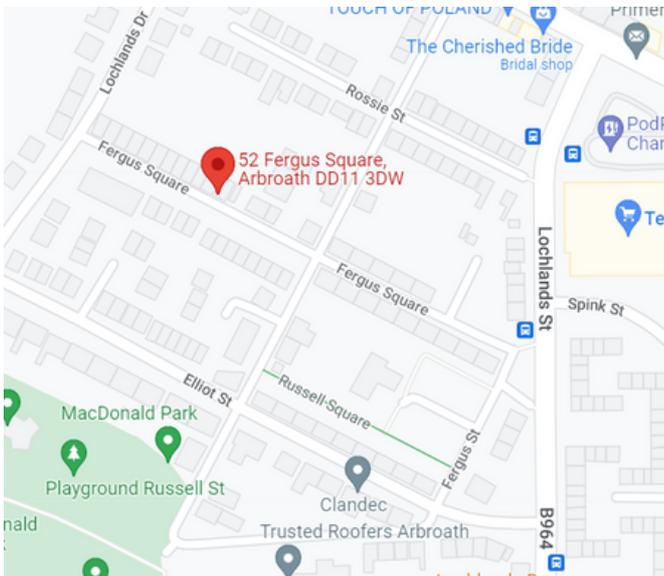
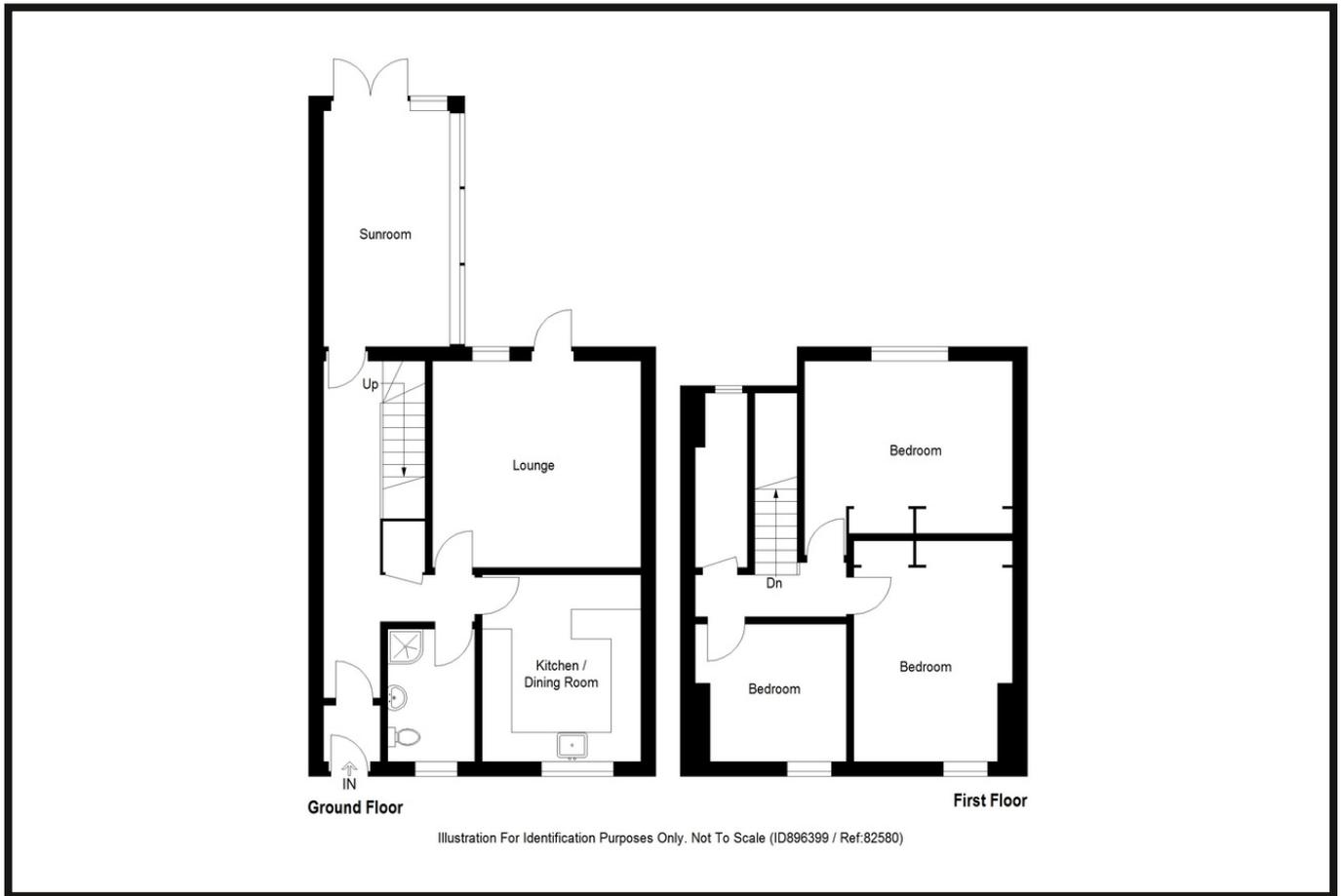
Approx. 8' 11"x 8'4". A well proportioned single bedroom with a window with an outlook towards the front.

DRESSING ROOM/STUDY:

Approx. 11'5" x 2'10". A versatile space which has a window overlooking the rear garden.



Property Professionals



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