



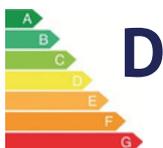
26 LOCHLANDS STREET, ARBROATH, DD11 3AB

SEMI DETACHED VILLA



Key Features

- Set within a central location
- A family home of generous proportions • Gas central heating & Double glazing.
- Enclosed, mature front & rear gardens.
- Detached garage with power.



OFFERS OVER
£185,000

Property Description

This is a very attractive SEMI DETACHED VILLA which provides deceptively spacious accommodation on two levels. Situated within a pleasant area of the town convenient for all the usual local amenities including Schools, Sports Centre and Shops. The property enjoys the benefits of Gas Central Heating & Double Glazed Windows and has many additional attractive features such as a well appointed kitchen. An easily maintained garden is to the front of the property neatly laid out in coloured stones and a variety of shrubs and bushes. To the rear there is a lovely fully enclosed and private garden which has lawn, trees, shrubs and flowers. There is a patio area and a useful tap connection, external lighting and a garage which has power. Viewing this home is essential to fully appreciate the space and versatility which is on offer.

ACCOMMODATION:

Vestibule, Reception Hallway, Lounge, Kitchen with Dining Area, Rear Porch,
2 Bedrooms, Bathroom.
Upper floor – 2 Double Bedrooms, Further Bathroom.

RECEPTION HALLWAY:

The vestibule has wood effect flooring and a glazed door allows entry into this large reception hallway which is bright and airy with a window overlooking the front of the property, wood panelled ceiling, wooden stairway with balustrade leading to the upper floor accommodation.

LOUNGE:

Approx. 15' 6" x 13' 10". A particularly charming room with tasteful decor, a large picture window overlooks the front, an electric fire with black granite effect inlay and hearth is a feature of the room and there is laminate flooring and a corniced ceiling.

BEDROOM 1:

Approx. 12' x 11'. A pleasant generously proportioned bedroom with an outlook over the rear of the property, double fitted wardrobes with sliding mirrored doors and a corniced ceiling.

KITCHEN with DINING AREA:

Approx. 21' 2" x 11' 1" A Feature of this home is the extremely large well appointed kitchen with rear facing window. Fitted with base and wall mounted units and ample worktop surfaces in a white colour with matching breakfast bar. Stainless steel sinktop and drainer, incorporating electric hob, oven and extractor, plumbed for washing machine, space for dishwasher and fridge freezer. There is a wood panelled ceiling with down lights.

The dining room is a splendid addition to the kitchen and is a good size with a window overlooking the rear and is wood panelled to dado level with a corniced ceiling.

BATHROOM:

Approx. 8' 1" x 5' 10" A lovely family bathroom with three piece white suite comprising of w.c., wash hand basin and bath which has a shower unit over and a folding screen. Contrasting wall tiles complement the suite and there is a chrome heated towel rail, large storage cupboard, window, tiled floor and a wood panelled ceiling with down lights.

BEDROOM 2:

Approx. Another good sized double bedroom with a front facing window and a walk in cupboard.



UPPER HALLWAY:

A spacious upper hallway with laminate flooring, access into a large floored attic space with light, spotlights to the ceiling and a radiator.

BEDROOM 3:

Approx. 16' 8" x 11' 6" This is an excellent sized double bedroom which has two Velux roof windows which enjoy an outlook over the rear, two double built in wardrobes with sliding mirrored doors, a recessed shelf, access to storage in the eaves and down lights.

BEDROOM 4:

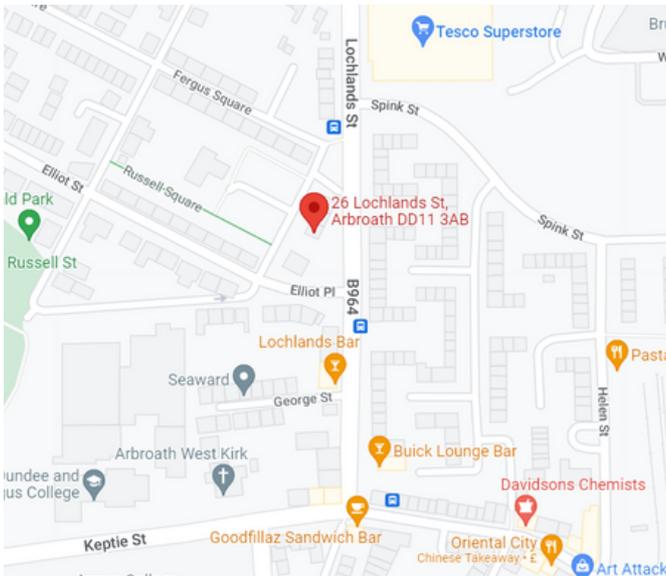
Approx. 12' 3" x 11' 8". An extremely attractive tastefully decorated double bedroom with a Velux roof window, double built in wardrobes with sliding mirror fronted doors and access to a storage area in the eaves.

FAMILY BATHROOM:

Approx. 8' 6" x 8' 4". Another lovely bathroom with a three piece white suite with gold and onyx fittings, wooden bath panel, partially tiled, downlights, a window and built in cupboard.



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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