



59 LOCHLANDS STREET, ARBROATH, DD11 3AD

END TERRACED VILLA



Key Features

- Spacious end terraced villa • Within a popular residential area.
- Gas Central Heating and Double Glazing. • Mutual Drying Green & Wooden Shed.



OFFERS OVER
£115,000

Property Description

This is an extremely attractive, immaculately presented END TERRACED VILLA which provides spacious accommodation on two levels and is situated within a desirable West End location. The property has been maintained and decorated to an exceptionally high standard with many additional attractive features, including a stunning well appointed Kitchen & Bathroom. There are the benefits of Gas Central Heating, Double Glazed Windows & Exterior Doors. A wooden gate gives access into a private, beautifully maintained front garden which is laid out immaculately in lawn with mature borders and a paved sun terrace. A pathway and steps lead to the main door. To the rear is a communal drying area and a shed is to be included in the sale.

Viewing is essential to appreciate this property which would make an ideal first time buy or buy-to-let investment.

ACCOMMODATION:

Lounge with Dining Area, Kitchen, 2 Bedrooms, Boxroom/Study & Bathroom

ENTRANCE HALLWAY:

Enter through white U.P.V.C. double glazed door with matching side panel. There is a useful under stair store cupboard, down lights and wood effect flooring. A stairway leads to the upper floor accommodation.



LOUNGE WITH DINING AREA:

Approx. 22' 4" x 11' 1". This is a lovely bright and airy generously proportioned room with a large window overlooking the front garden and further window overlooks the rear. Modern fresh décor and a bi-folding door leads into the kitchen.

KITCHEN:

Approx. 9' 1" x 8' 8". A feature of this home is the well appointed Kitchen which is fitted with base and wall mounted units in a Maple colour and ample worktop surfaces in a Black Granite effect finish compliment the room. Incorporating Ceramic Hob, Electric Oven & Extractor Over and black brick tiled effect splashback give a contemporary feel. Plumbed for automatic washing machine and space for the fridge freezer. A window overlooks the rear and a double glazed door leads out.



UPPER FLOOR: Spacious Landing with useful high level storage cupboard which has louvre doors. Down lights and a hatch allows access to the attic.

BEDROOM 1:

Approx. 11' x 10'. An immaculately presented double bedroom which has tasteful decoration, a built in cupboard and a window overlooks the rear.

BEDROOM 2:

Approx. 10' 11" x 9' 10". Another generously proportioned front facing bedroom which has modern décor and two built in cupboards.

BOXROOM/STUDY:

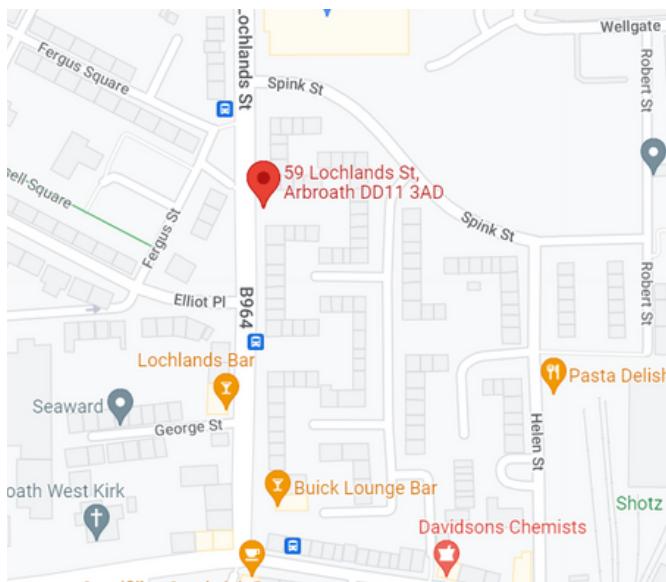
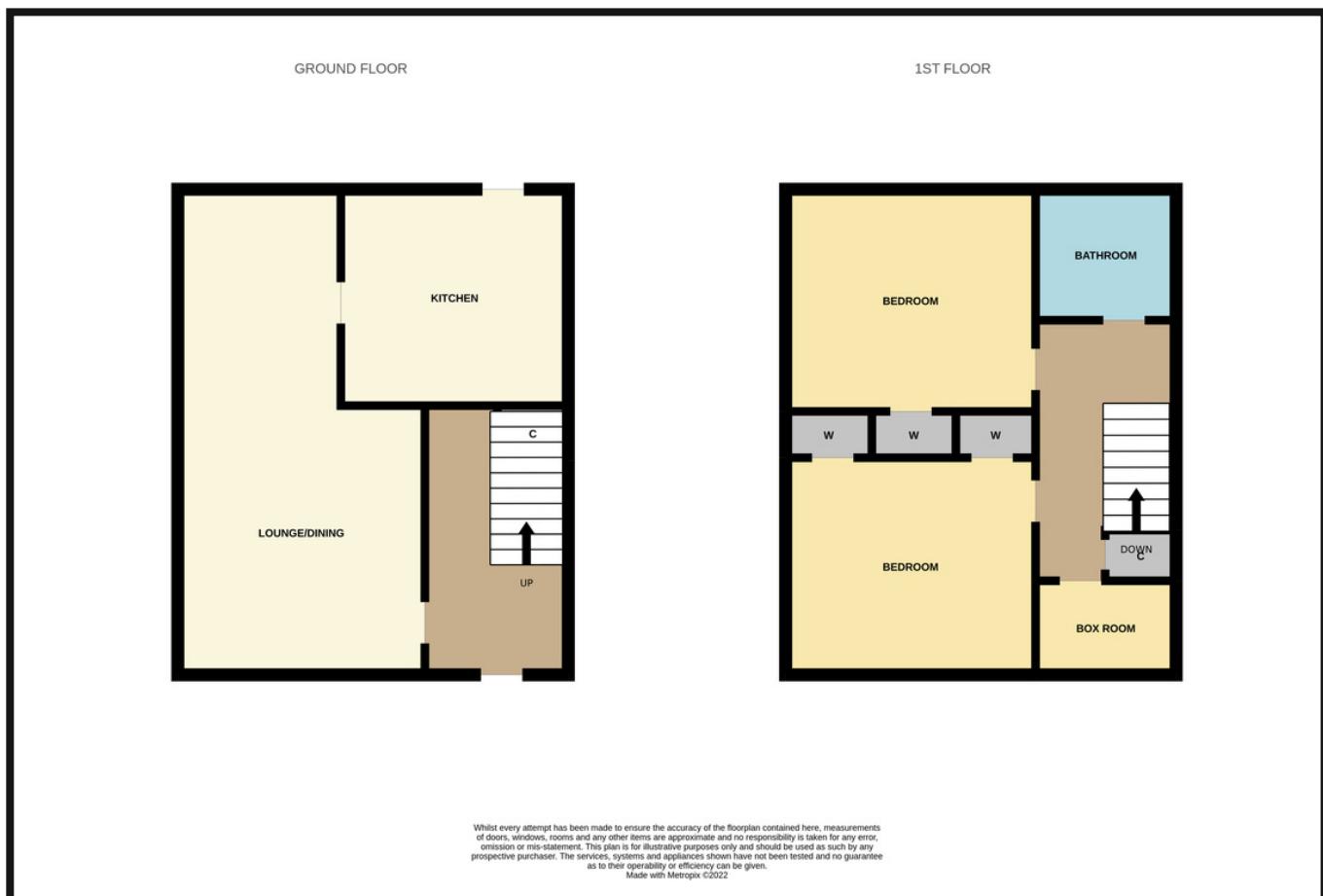
Approx. 5' 10" x 3' 10". This useful room could be utilised to provide a variety of purposes. Front facing window.

BATHROOM:

Approx. 6' 5" x 5' 10". A lovely family bathroom with three piece white suite comprising of w/c, bath and wash hand basin with shower over, glass screen and an oak vanity under the sink unit. Fully tiled with laminate tiled effect flooring, a chrome wall mounted towel rail and a window.



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.