



6 ST ABBS ROAD, ARBROATH, DD11 5AR

MID TERRACED VILLA



Key Features

- Spacious villa set within a popular residential area.
 - Gas Central Heating and Double Glazing.
 - Driveway providing off street parking.
- Private, easily maintained front and rear gardens.



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OFFERS OVER
£110,000

Property Description

This bright and airy MID TERRACED VILLA is ideally situated within a most desirable residential area, close to all amenities and services including schools, shops, sports centre and provides generously proportioned accommodation on two levels. The property has been well maintained and enjoys the benefit of gas central heating, double glazing and ample storage. Outside to the front is a good sized driveway providing off street parking, raised borders with shrubs and to the rear is a large garden with a patio area, lawned area with mature borders filled with an assortment of shrubs, bushes and flowers. A great opportunity to purchase this family home in a much sought after location.



ACCOMMODATION:

Lounge, Dining Kitchen, 3 Bedrooms & Bathroom

ENTRANCE HALLWAY:

Two front entrance doors provide entry into the property, one directly into a small hall and the other straight into the dining kitchen.

LOUNGE:

Approx. 19'9" x 11'6". A lovely bright, double aspect lounge with corniced ceiling and a feature fireplace with electric fire.

DINING KITCHEN:

Approx. 19'9" x 9'2". A great space filled with base units in a white shaker style, ample black work surfaces and space for washing machine, cooker and fridge. Ample space for dining room table and chairs. External doors lead out to both the front and rear gardens. Window.



UPPER HALLWAY:

Large linen cupboard and access to the attic.

BEDROOM 1:

Approx. 11'4" x 11'1". Front facing, spacious room with neutral decor and built in cupboard.

BEDROOM 2:

Approx. 14' 11" x 8'7". Rear facing room with ample space for double bed and bedroom furnishings.

BEDROOM 3:

Approx. 11'5" x 5'11". A versatile front facing, single bedroom.

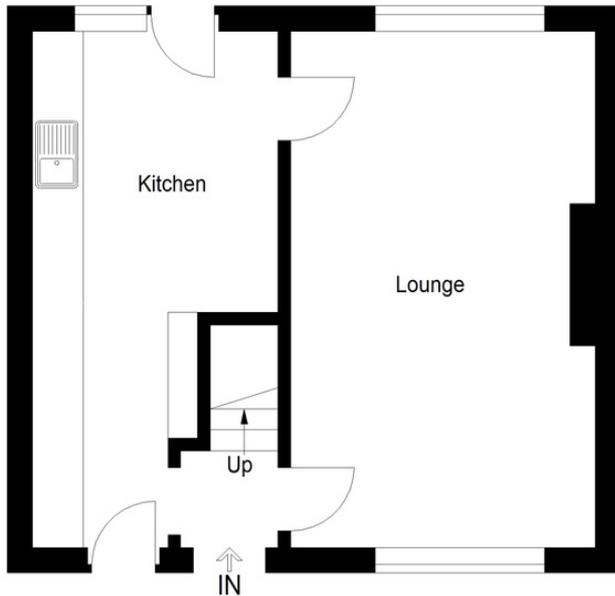
BATHROOM:

Approx. 6'2" x 5'5". Fitted with a 3 piece white suite and is partially tiled. Window.

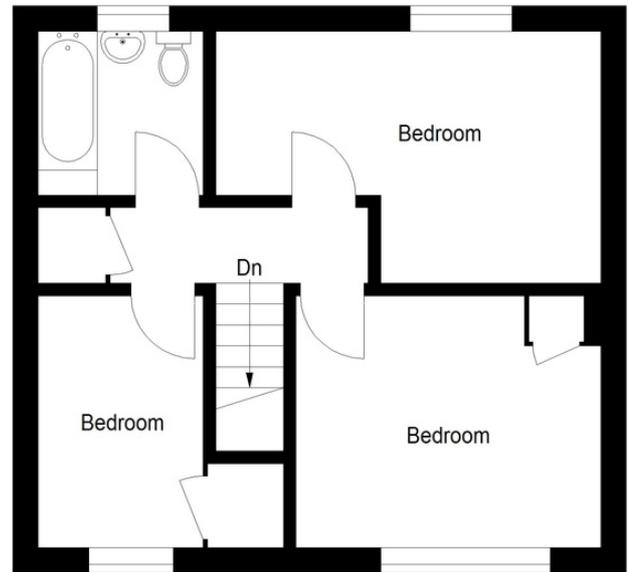


Property Professionals

Approximate Gross Internal Area = 82.1 sq m / 884 sq ft

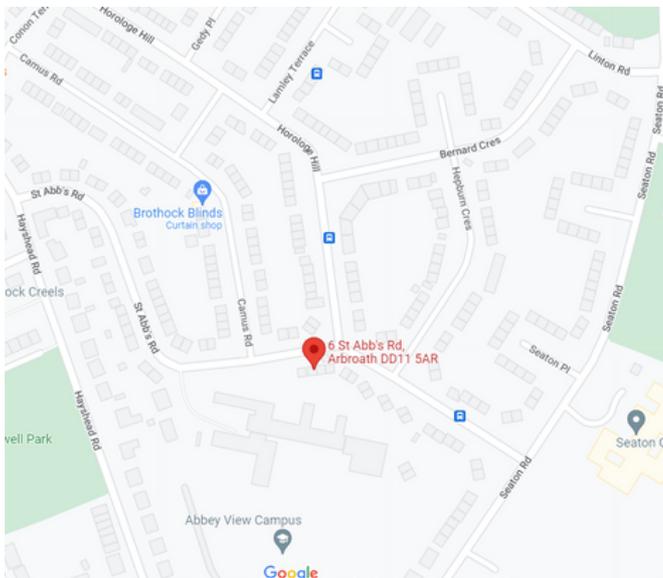


Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID897761 / Ref:82620)



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Connelly & Yeoman
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