



97 LINTON ROAD, ARBROATH, DD11 5HZ

SEMI DETACHED VILLA



Key Features

- Spacious semi detached villa in excellent order
- Within a popular residential area close to many amenities and services.
 - Gas Central Heating and Double Glazing.
- Driveway providing off road parking. • Secluded, mature well presented gardens front and rear.



OFFERS OVER

£140,000

Property Description

This spacious SEMI DETACHED VILLA is set on a generous corner plot and provides bright spacious accommodation on two levels and is pleasantly situated within an established residential area of the town, close to all local amenities and services. The property has been maintained and decorated by the present owners to an excellent standard, with an immaculate, good sized kitchen with large range and there are the benefits of gas central heating & double glazed windows and new exterior doors. Outside there is a large driveway providing parking for several vehicles and to the front there is a beautifully kept garden which is laid out with lawn, mature bushes, trees and shrubs with a paved pathway leading to the front door. To the rear is a natural secluded sun trap with access to a stone built outhouse and a wooden shed will also be included in the sale. Viewing this home internally and externally is highly recommended to appreciate the space and quality which is on offer.

ACCOMMODATION:

Lounge, Dining Room, Kitchen, 3 Bedrooms & Shower Room

ENTRANCE HALLWAY:

Entry is via a new double glazed front entrance door into the hallway where a glazed panel door gives access to the lounge and there is an understair storage cupboard.

LOUNGE:

Approx. 20'6" x 10'3". A bright spacious lounge with both front and rear facing windows, a feature fireplace with traditional surround and living flame gas fire, built in storage cupboard, corniced ceiling and downlights.

DINING ROOM:

Approx. 10'10" x 7'1". Rear facing dining room with ample space for table and chairs.

KITCHEN:

Approx. 13'10" x 7'9" A well appointed kitchen with shaker style base and wall units with wood effect work surfaces incorporating a stainless steel sink with mixer tap. A feature is the large gas range with extractor hood above, space for an automatic washing machine, fridge freezer, built in storage cupboard and downlights. Two windows allow for plenty natural light and a newly installed double glazed door leads out to the rear garden.



UPPER HALLWAY:

The staircase leads to the upper floor where a Ramsay ladder gives access into a fully insulated loft.

BEDROOM 1:

Approx. 15' 3" x 9' 2". A bright, good sized room with 2 front facing windows and a built in wardrobe.

BEDROOM 2:

Approx. 12' 5" x 9' 1". Another spacious room fitted with a wall of wardrobes and a window giving a view over the rear of the property,

BEDROOM 3:

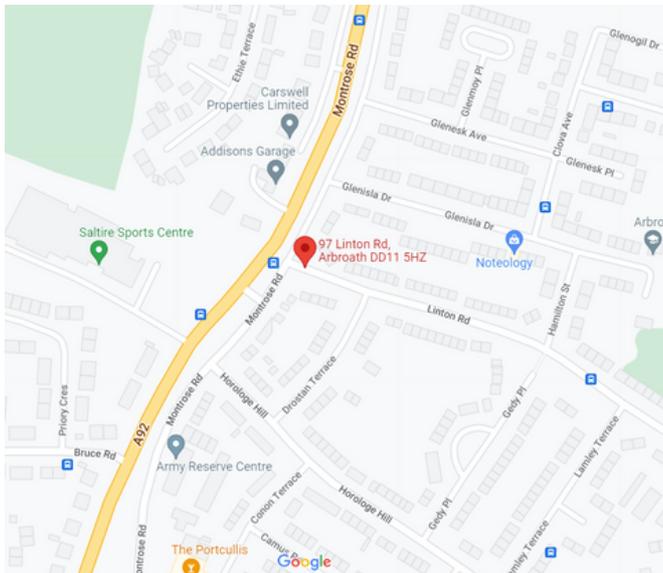
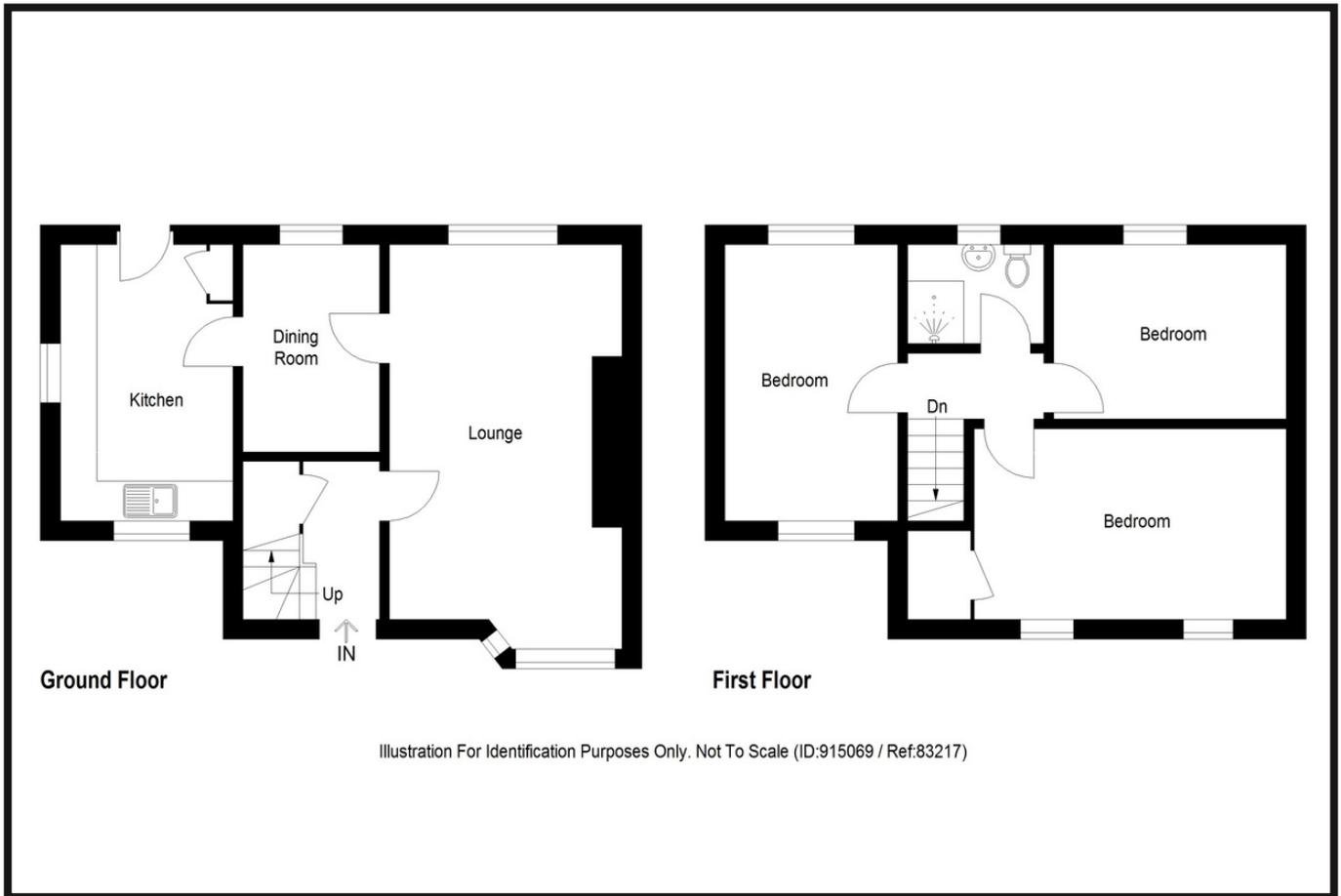
Approx. 13' 8" x 8' 4". A neutrally decorated double aspect room with ample space for bedroom furnishings.

SHOWER ROOM:

Approx. 6' x 5' 2". Fitted with 2 piece white suite, separate shower enclosure, laminate flooring, fully tiled and 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.

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