



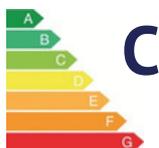
96 EAST MUIRLANDS ROAD, ARBROATH,
DD11 3HF

SEMI DETACHED VILLA



Key Features

- Set within a desirable residential location on regular bus route.
- Well presented family home • Gas central heating & Double glazing.
- Enclosed easily maintained front and rear gardens.



OFFERS OVER
£145,000

Property Description

This spacious, well presented SEMI DETACHED VILLA is set within a popular, residential location, close to all local amenities, bus services and has views over the countryside and beyond. The property offers superb family accommodation over two floors with good sized, bright rooms and has been maintained to a high standard. This lovely home has an open plan lounge and dining area, good sized kitchen with views over the rear garden & a useful downstairs W/C. Upstairs are 3 excellent sized bedrooms, 2 with countryside views and a family shower room. To the front the garden has been well kept with a paved pathway leading to the front door and all around the property and there is a lawn, hedged border and a raised area of coloured chipped stones. To the rear there is a good sized, private and safe garden which has a large well kept lawn. The property also benefits from having two stone built outhouses. This is a great chance to own a lovely family home in a much sought after location.

ACCOMMODATION:

Entrance Vestibule, Lounge with Dining Area, Kitchen, W/C, 3 Bedrooms, Walk in cupboard, Family Shower Room.

ENTRANCE VESTIBULE:

Approx. 7'7" x 2'10". Enter through a double glazed door into this spacious, bright vestibule which has a large picture window. A further double glazed door leads into the hallway which has an under stair storage cupboard.

LOUNGE with DINING AREA:

Approx. 20'3" x 9'7". A great sized, double aspect space with a stone fireplace and electric fire in the lounge area, open then to a dining room where there is ample space for a table and chairs, a shelved storage cupboard is an added benefit.

KITCHEN:

Approx. 9'8" x 8'9". A well-appointed kitchen which has been fitted with base and wall units with ample contrasting work surfaces in a marble finish. Recessed area for fridge freezer, plumbed for automatic washing machine, gas hob with extractor above, oven and window.

Door leads into the rear porch where there is shelving, access to the w/c and a further door leads out to the side of the property.

W/C:

Approx. 4'7" x 2'10". Fitted with a 2 piece white suit comprising of w/c and wash hand basin and there is a white wall mounted towel radiator.



UPPER HALLWAY:

A spacious upper hallway with access, via a ladder, into a floored attic which houses the 3 year old boiler, this having been recently serviced. There is a walk in cupboard (Approx. 9' x 3'6") which could provide a variety of uses.

BEDROOM 1:

Approx. 12' x 8'9". A good sized double bedroom with neutral decor and a view over the rear of the property.

BEDROOM 2:

Approx. 13'9" x 9'2". Another delightful, well proportioned room with a front facing window providing views over the countryside and beyond.

BEDROOM 3:

Approx. 10'4" x 10'1". Spacious room with the added advantage of a built in storage cupboard, laminate flooring and again with being front facing, has lovely views.

SHOWER ROOM:

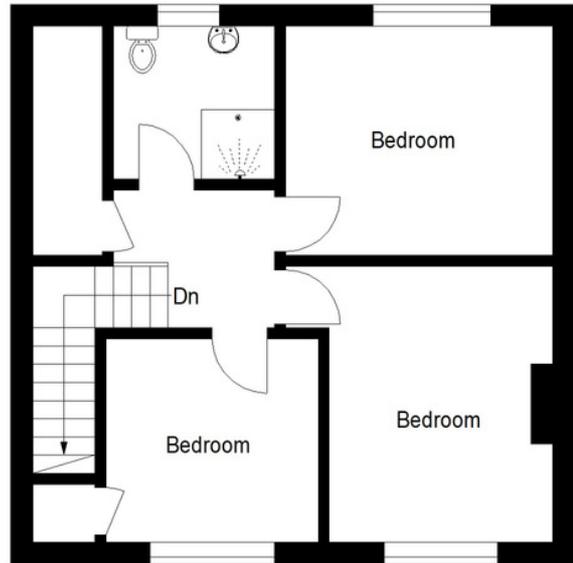
Approx. 6'5" x 5'5". Fitted with a 2 piece white suite and separate shower enclosure, this room has a large window which allows lots of natural light to flood in.



Property Professionals

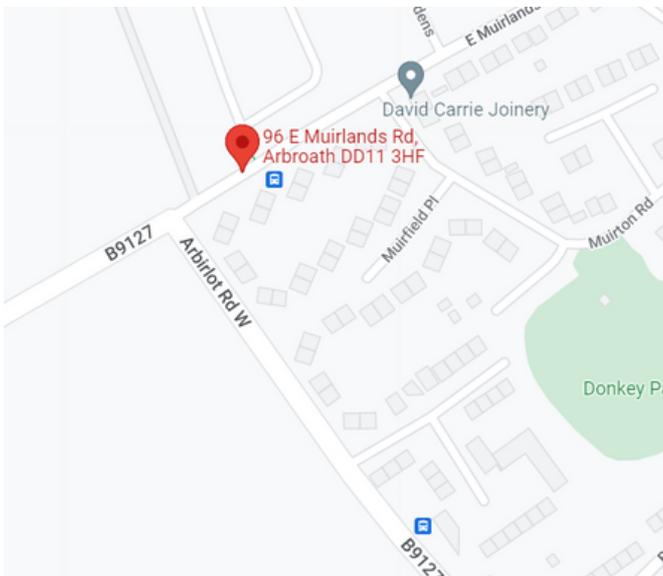


Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID924590 / Ref:83491)



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Connelly & Yeoman
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