



2 HEPBURN CERSCENT, ARBROATH, DD11 5HP

SEMI DETACHED VILLA



Key Features

- Spacious semi-detached villa • Within a very popular residential area.
- Gas Central Heating and Double Glazing. • Driveway leading to a wooden garage. Front and rear gardens with wooden shed.



OFFERS OVER
£145,000

Property Description

This most impressive, bright and airy SEMI DETACHED VILLA is ideally situated within a very desirable residential area, close to all amenities and services including popular Primary and Secondary schools, local shops, health centre and town centre, and provides a generously proportioned family home. The property has been well maintained and enjoys the benefit of gas central heating, double glazing and a large floored loft provides ample storage. Outside a large driveway provides off street parking and leads to a detached wooden garage. The garden to the front is neatly laid out in lawn and to the rear the garden has a generous paved area, giving additional parking if needed, a lawn, drying area, outside water tap and wooden shed.

ENTRANCE VESTIBULE AND HALLWAY:

Entry is initially into a vestibule with access from here into a welcoming hallway. Engineered wooden flooring, a cloaks cupboard housing the gas and electric meters, and a radiator.

LOUNGE:

Approx. 14'7 x 13'. Entry is via a glass panel door into a spacious lounge with a shelved alcove, cornicing, ceiling rose, fibre optic points and a radiator.

KITCHEN:

Approx. 14'7 x 9'7. A generous kitchen fitted with base and wall units with work surfaces incorporating a Belfast style double sink with mixer tap. There is an electric oven, gas hob, plumbed space for a washing machine and dishwasher and space for further appliances. A door gives access into the rear garden.

BATHROOM:

Approx. 7'6 x 6'. Recently upgraded, the bathroom has a vanity unit incorporating the wc and wash hand basin and a P-Shaped bath with an over the bath power shower with modern wet wall. The remainder of the bathroom is tiled, with a heated towel rail, spotlights to the ceiling and tiled floor.



UPPER FLOOR:

A wooden stairway leads to the upper floor with a side facing window, cupboard housing the gas central heating boiler and access via a Ramsay style ladder leads into a large floored loft with light.

BEDROOM 1:

Approx. 10'8 x 14'1. Generous size double bedroom with ample room for furnishings. Radiator.

BEDROOM 2:

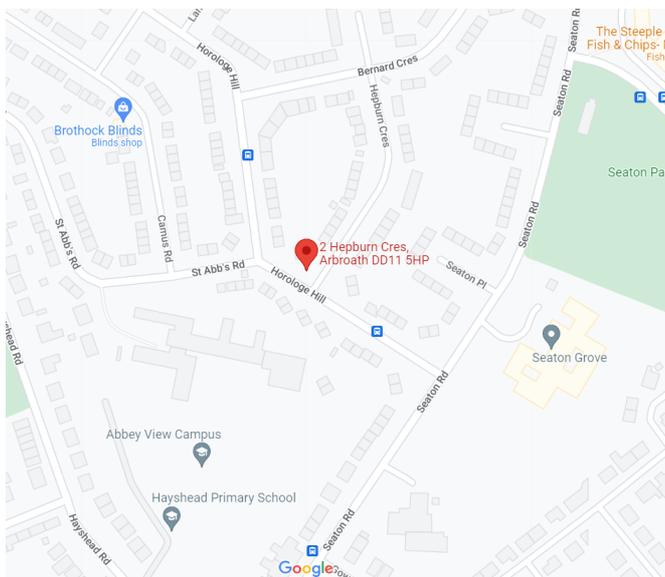
Approx. 13'10 x 8'6. Bright spacious bedroom offering an open view. A shelved alcove, shelved and hanging wardrobe and a radiator.

BEDROOM 3:

Approx. 11'4 x 10'2. A spacious bedroom with ample room for furnishings. Radiator.



Property Professionals



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