



5 CAIRNIE CRESCENT, ARBROATH, DD11 4DZ

TERRACED VILLA



Key Features

- Spacious terraced villa
- Within a popular residential area close to many amenities.
- Gas Central Heating and Double Glazing.
- Enclosed rear garden with wooden shed.



OFFERS OVER
£110,000

Property Description

This spacious TERRACED VILLA is situated within a most desirable residential area, close to all amenities and services including local shops and supermarkets, Primary and secondary schools, and railway station and provides generously proportioned accommodation on two levels. The property has been well maintained and enjoys the benefit of gas central heating and double glazing. Outside is access to a private enclosed rear garden neatly laid out with a lawn, drying area and wooden shed with a carpark providing ample parking nearby.

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

ACCOMMODATION:

Lounge, Dining Room, Kitchen, 2 Bedrooms & Shower Room.

ENTRANCE HALLWAY:

Entry is into a hallway where a stairway leads to the upper floor, there is an under stairs area with cupboards housing the electric meter and fuse box, and a radiator.

LOUNGE:

Approx. 11'9 x 11'9. A bright spacious lounge with rear facing window looking onto the garden, TV point and radiator.

DINING ROOM:

Approx. 10' x 8'9. A spacious dining room with rear facing window and door leading into the garden, ample room for furnishings, and a radiator.

KITCHEN:

Approx. 8'9 x 8'10. Fitted with base and wall units with work surfaces incorporating a stainless steel sink. Free standing gas cooker with hood above, and plumbed space for an automatic washing machine, and shelved larder cupboard.



UPPER HALLWAY:

On the upper floor there is access into a loft space.

BEDROOM 1:

Approx. 10' x 14'9". A bright spacious double bedroom with a shelved and hanging wardrobe, with light, ample room for furnishings and a radiator.

BEDROOM 2:

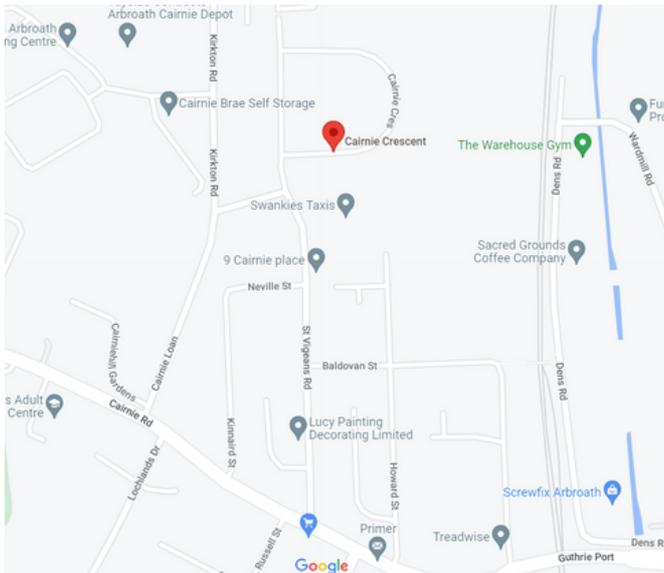
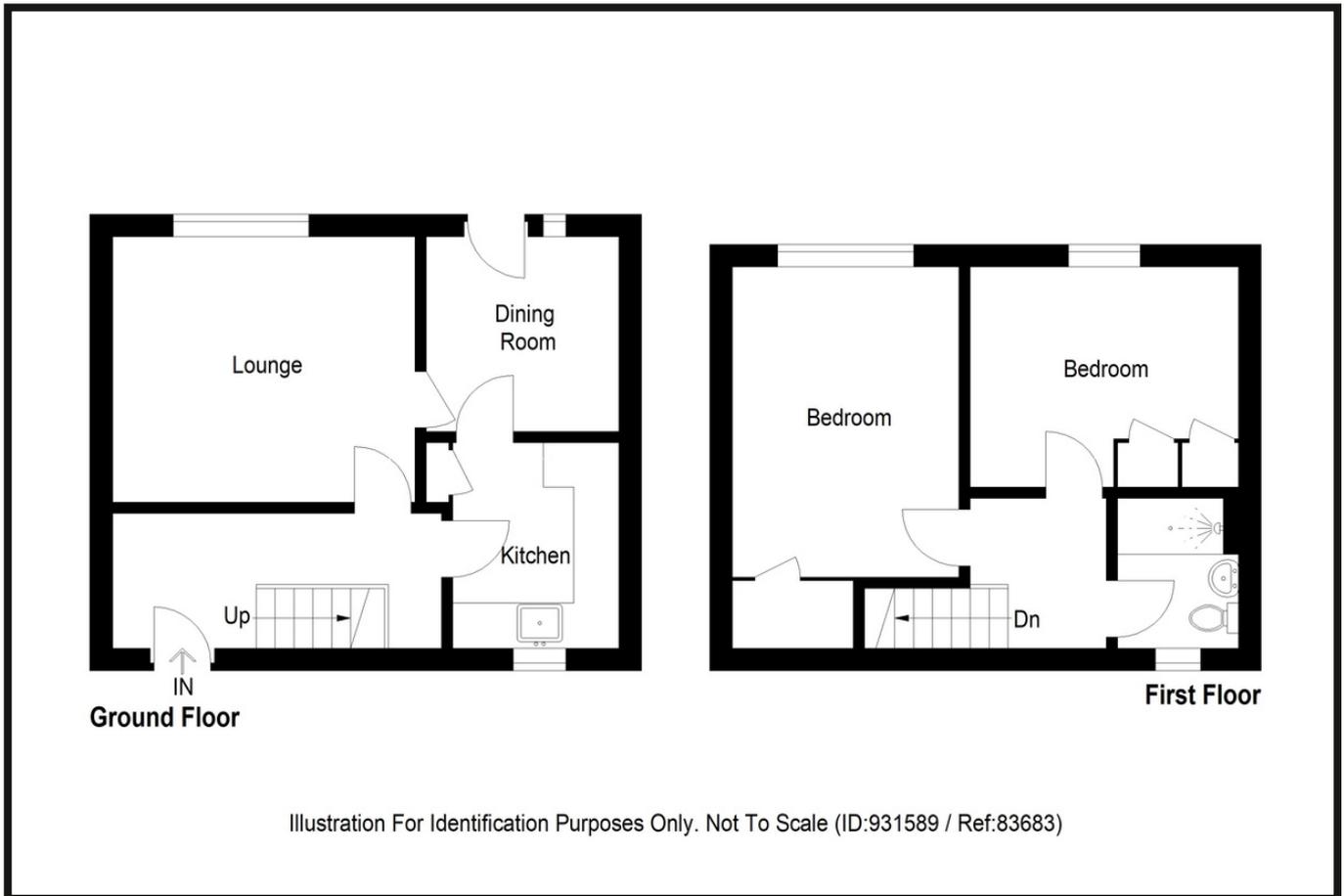
Approx. 11'10 x 10'6". Rear facing double bedroom with a shelved and hanging wardrobe, a cupboard housing the gas central heating boiler, and a radiator.

SHOWER ROOM:

Approx. 5'9 x 7'3". Front facing modern shower room with a vanity unit incorporating the wc and wash hand basin, a double shower enclosure housing a power shower with tiling. The remainder of the shower room has modern wet wall, bathroom fitsments, vinyl wood effect flooring, and a heated towel rail.



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.

Connelly & Yeoman
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