



34 SIDLAW AVENUE, ARBROATH, DD11 4BQ

END TERRACED VILLA



## Key Features

- Offering spacious and well proportioned accommodation
- Ideally located in a sought after residential area close to local amenities
  - Electric Storage Heating and Double Glazing
- Easily maintained gardens, outhouse and timber summerhouse



OFFERS OVER

**£120,000**



# Property Description

This attractive END TERRACED VILLA is ideally situated within a very popular residential area, within easy reach of most amenities and services including local shops, supermarkets and both primary and secondary schools. The property offers well proportioned accommodation over two levels and benefits from Electric Storage Heating and Double Glazing.

Outside, the front garden is laid out in chip stones with established shrubs, bounded by hedging. The enclosed rear garden is again laid out for easy maintenance, with patio area, brick-built outhouse and a wooden summerhouse included in the sale. There is a further side garden area with established flower borders and a water tap. Early viewing is essential to appreciate this property which would make an ideal first time buy or buy-to-let investment.

## **ACCOMMODATION:**

Entrance Hallway, Lounge, Dining Kitchen. Upper floor: 2 Bedrooms, Box Room & Bathroom

## **ENTRANCE HALLWAY:**

Enter via a double glazed front entrance door into the Hallway, with an under-stair storage area and a staircase leading to the upper floor accommodation.

## **LOUNGE:**

Approx. 11'5 x 12'7. A well proportioned lounge with a front-facing window, laminate wood effect flooring, fitted wall lights, ample room for furnishings, and a storage heater.

## **DINING KITCHEN:**

Approx. 17'9 x 9'9. The kitchen area is fitted with base and wall units, worktop surfaces incorporating a stainless steel sink with a mixer tap. There is an electric oven, hob and extractor hood above, plumbing and space for an automatic washing machine, and space for an under-counter fridge and freezer. The dining area has a rear-facing window and there is a storage heater. External door leads out to the rear garden.





**UPPER FLOOR HALLWAY:** With an access hatch into the loft space.

**BEDROOM 1:**

Approx. 11'2 x 9'9. A good sized double bedroom with front-facing window, built-in double wardrobe with shelving and hanging space, and a storage heater.

**BEDROOM 2:**

Approx. 11'1 x 9'7. A generous size double bedroom with rear-facing window, built-in cupboard housing the hot water tank and a further built-in wardrobe cupboard, and a storage heater.

**BOXROOM:**

Approx. 6'5 x 6'7. A smaller bedroom, with front-facing window and a wall mounted panel heater.

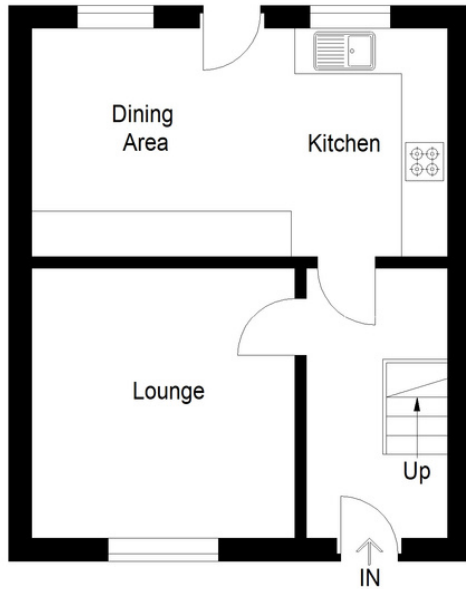
**BATHROOM:**

Approx. 6'4 x 6'. Comprising WC., wash-hand basin and a bath with an over the bath electric shower, tiled walls and a rear-facing window.

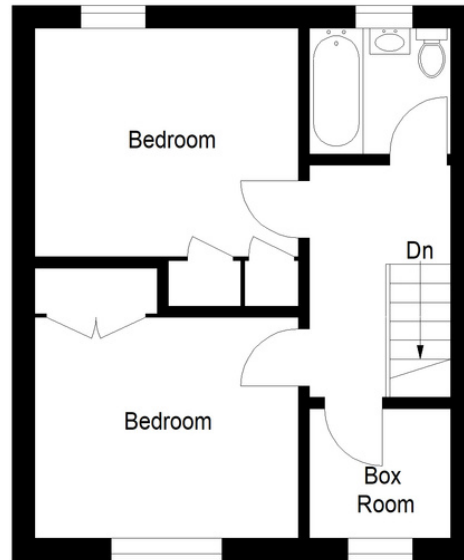


# Property Professionals

Approximate Gross Internal Area = 73.4 sq m / 790 sq ft

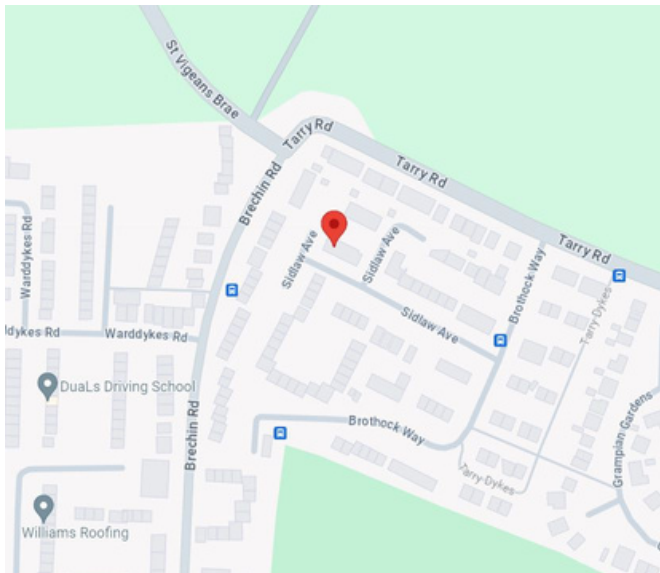


Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1028048 / Ref:86660)



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