



**6 GRANGE PLACE, ARBROATH, DD11 4EQ**

**TERRACED VILLA**



## Key Features

- Set within a quiet cul-de-sac close to Arbroath town centre.
- Electric Storage Heating and Double Glazing.
- Low maintenance front and rear gardens.



OFFERS OVER

**£120,000**



# Property Description

Connelly and Yeoman are pleased to bring to market this modern three bedroom TERRACED VILLA situated in a quiet cul-de-sac close to Arbroath town centre and provides generously proportioned accommodation on two level. The property has been well maintained and enjoys the benefit of electric storage heating, double glazing and ample storage and comprises of a spacious lounge/dining room, kitchen, three bedrooms and a family bathroom. There are both front and rear gardens which are low maintenance and mostly laid to lawn.

## **ENTRANCE HALLWAY:**

Entry is via a front door into a welcoming hallway with a staircase leading to the upper floor, a large understairs storage cupboard, a second storage cupboard and a storage heater.

## **LOUNGE/DINING ROOM:**

Approx. 16'2 x 17'10. The lounge area has a front facing window looking on to the garden and the dining area has a window looking towards the rear of the property. There is a storage heater and ample room for furnishings.

## **KITCHEN:**

Approx. 12'10 x 10'2. Fitted with base and wall units with work surfaces incorporating a stainless steel sink. There is space for a cooker, fridge freezer and plumbing for an automatic washing machine. A door leads from here into the rear garden.

**OUTSIDE:** To the front the property is mostly laid to lawn bordered by a hedge and a path leading to the house.

At the rear, there is an area of lawn bordered by chip stones with a wooden shed and enclosed by a wooden fence.





**BEDROOM 1:**

Approx. 16'4 x 10'5. A good sized double bedroom with shelved and hanging wardrobes, an airing cupboard which is shelved and houses the hot water tank.

**BEDROOM 2:**

Approx. 15'4 x 14'6. A front facing bedroom with a shelved and hanging wardrobe and a panel heater.

**BEDROOM 3:**

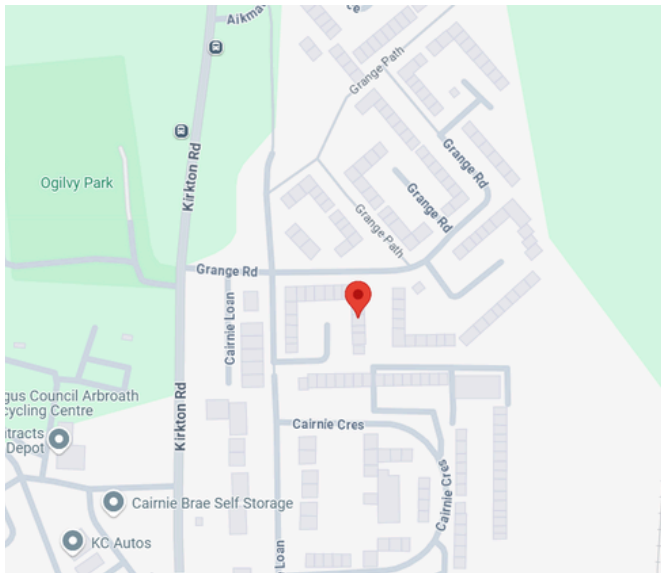
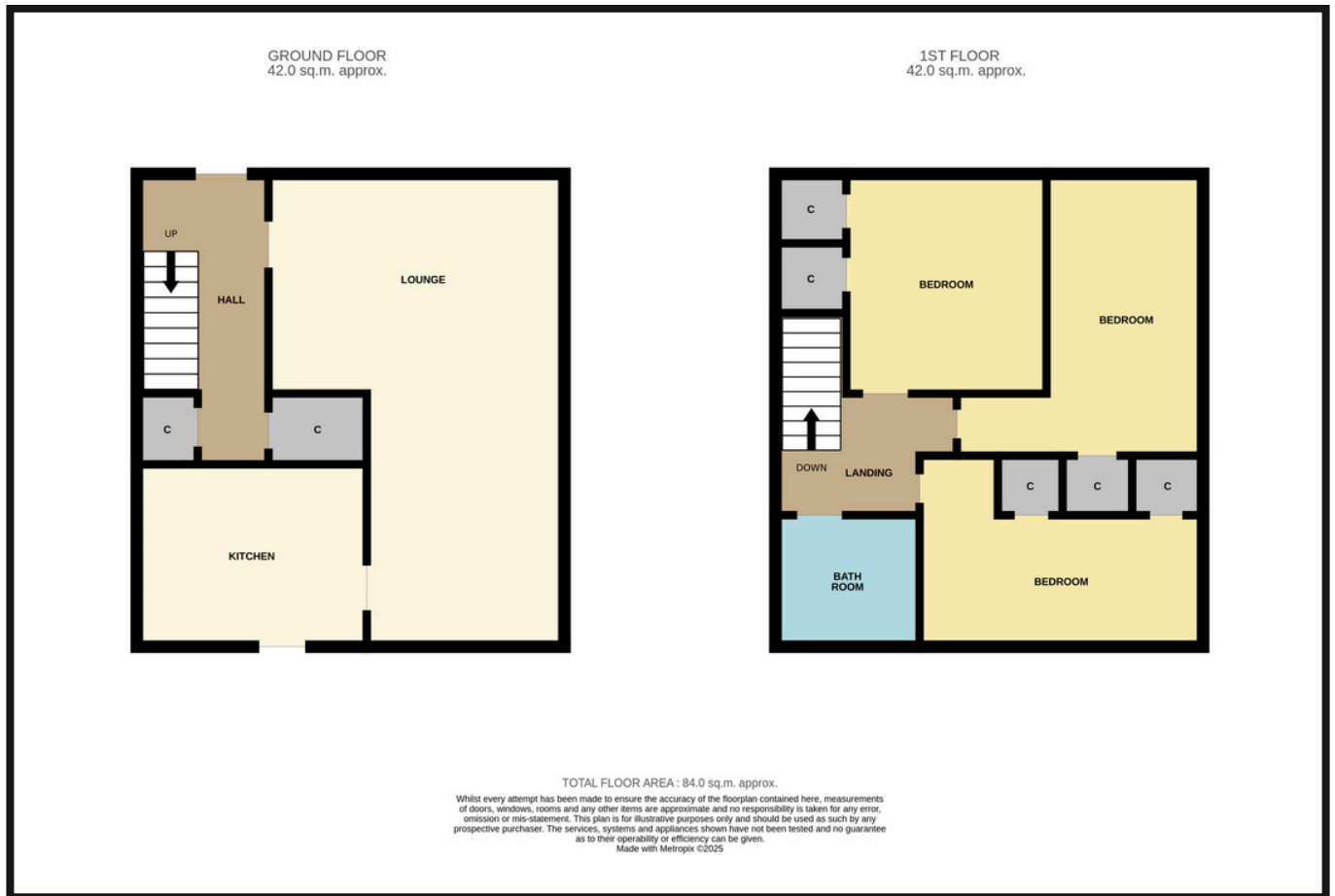
Approx. 9'8 x 10'2. A third good sized bedroom facing the front of the property with a walk in shelved and hanging wardrobe and an additional large storage cupboard.

**FAMILY BATHROOM:**

Approx. 7'8 X 7'8. A window faces the rear of the property providing both natural ventilation and light. The family bathroom has a three piece white suite with an over the bath shower, the area of which has been fully tiled.



# 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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