

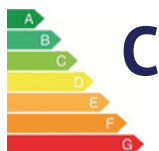


**6 MILLFIELD PLACE, ARBROATH, DD11 4HP**

**MID TERRACED VILLA**



- Set within a very popular location close schools and shops
- An immaculately presented family home of generous proportions
  - Decorated in modern neutral colours
- A secure easy to maintain rear garden with outhouse



OFFERS OVER  
**£145,000**



# Property Description

This modern TERRACED VILLA must be viewed to appreciate the bright, stylish accommodation on offer. Set within a popular location, close to local amenities and services, this immaculately presented family home offers spacious rooms and an easy to maintain secure garden. Decorated in modern neutral tones with a gas central heating and double glazing, there is a spacious lounge, a lovely well appointed kitchen/dining area, a utility cupboard and a downstairs cloakroom. On the upper floor there are a family bathroom and 3 good sized bedrooms. The property benefits from easy to maintain front and back gardens, the rear with paving seating areas and Astroturf with a large outhouse which offers great storage or a workshop. . Arbroath is served by various amenities, including a variety of local and national shops, cafes and restaurants, sports centres, a lovely harbour area, a links golf course and schooling at primary and secondary levels. The A92 gives an easy commute to Dundee and onward to all local Angus towns.

## ACCOMMODATION: LOUNGE, DINING KITCHEN, UTILITY, WC, 3 BEDROOMS

### HALLWAY:

Carpeted hallway with staircase leading upstairs. under stairs storage cupboard and another good size utility cupboard measuring Approx. 6'6 x 4'1. With hanging space on one wall and space for washing machine and tumble dryer.

### WC:

Approx. 5'7 x 3'4. A lovely modern room with two-piece white suite comprising wash hand set into a vanity unit with storage below and a front facing opaque window.

### LOUNGE:

Approx. 11'5 x 14'10. Into a lovely bright front facing room with access through a half glass panelled door from the hallway. A large picture window overlooks with front garden. Another large storage cupboard .

### KITCHEN/DINING:

Approx. 21'11 x 10'1. With plenty of space for dining, this lovely modern room has ample storage space with a large built in storage cupboard in the dining area with drawers. Fitted with a good range of base, wall and display units with coordinating work surfaces, ceramic sink with mixer tap. Electric oven, with 4-burner induction hob and extractor above. Plumbed space for dishwasher and space for fridge/freezer, rear window and door leading into the garden.

### UPPER HALLWAY:

This area is carpeted and has a ceiling hatch giving access to the loft space, a good size shelved linen cupboard and further large cupboard housing the boiler.





**BEDROOM 1:**

Approx. 11'6 x 9'10. A good size bedroom with carpet flooring and window to the front of the property.

**BEDROOM 2:**

Approx. 12'7 x 9'10. Rear facing and carpeted another good size room.

**BEDROOM 3:**

Approx. 11'6 x 9'10. Rear facing and a good size for furnishings, this room is also carpeted.

**FAMILY BATHROOM:**

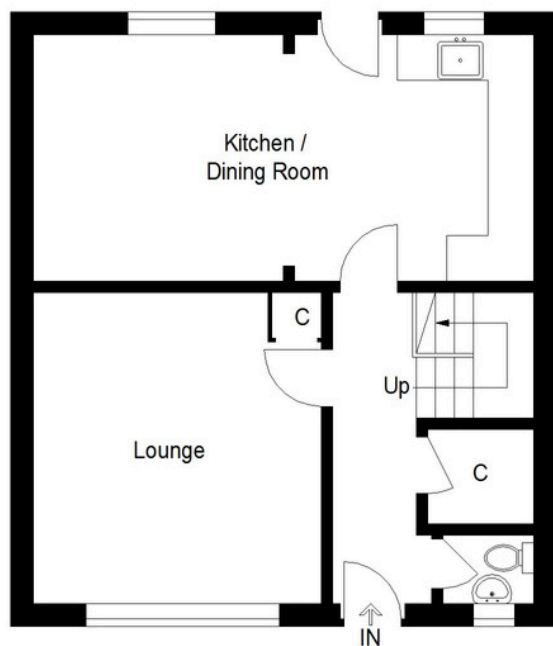
Approx. 7'10 x 8'1. Fitted with 3-piece white suite with a mains power shower above the P shaped bath finished in Wet Wall. Wash hand basin set in a vanity unit with storage below. Opaque window.

**GARDENS:**

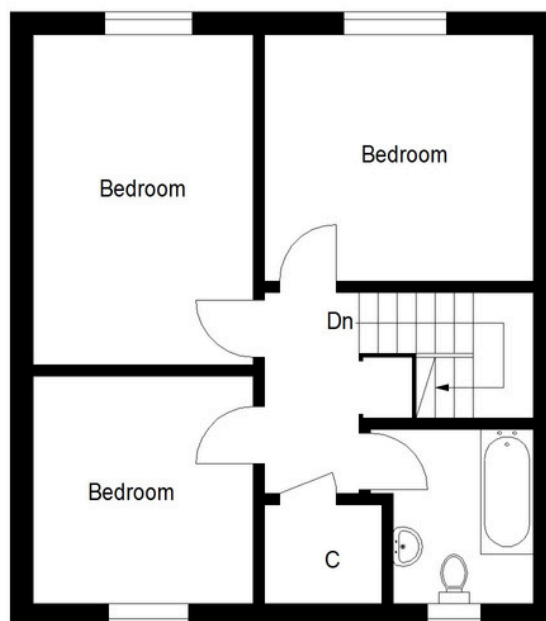
The front garden is mainly laid out in lawn with a paved pathway to the front door. The rear garden is laid to paving and Astro turf for easy maintenance and is fully enclosed with a rear access gate to the street for parking. A raised patio area leads to the stone outbuilding with power and light, a great space for storage or workshop measuring Approx. 13'9 x 8'11.



# Property Professionals

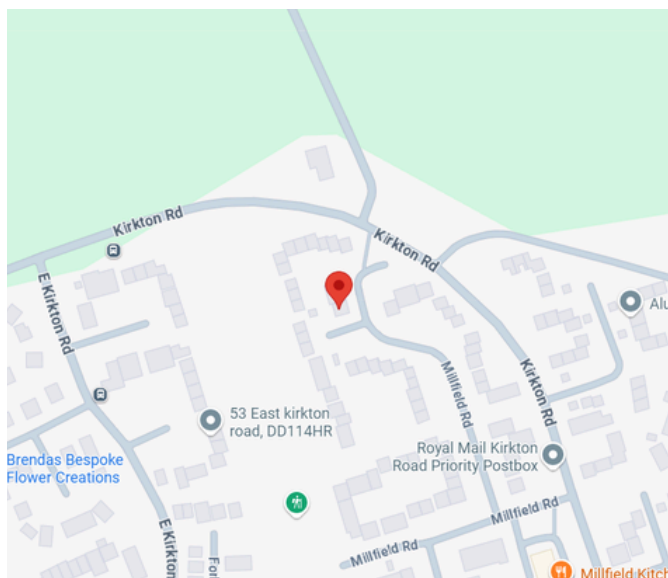


Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1228382 / Ref:91107)



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