



81 GRANGE PATH, ARBROATH, DD11 4EL

TERRACED VILLA



- Spacious Terraced Villa
- Within a popular residential area
- Electric Storage Heating and Double Glazing
- Enclosed South facing front garden, rear garden with driveway



FIXED PRICE

£125,000

Property Description

This spacious TERRACED VILLA is located in a popular residential area of the town. Primary and secondary schools and Dundee & Angus College are within walking distance as are a good selection of local shops and supermarkets. There are numerous leisure opportunities in Arbroath including sports centres, playparks, the splendid marina and working harbour, Keptie pond and cliff top walks. This property provides a good family space and enjoys the benefit of electric storage heating, double glazing and ample storage. Comprising of a spacious lounge, open plan dining room/kitchen, three bedrooms and a recently renovated family bathroom. The easy to maintain South facing front garden, and enclosed rear garden is laid out mainly in chip stones with a patio area, drying area and driveway.

ACCOMMODATION: HALLWAY, LOUNGE, OPEN PLAN DINING ROOM/KITCHEN, THREE BEDROOMS, BATHROOM

ENTRANCE HALLWAY: A Through the front door into the hallway with a large walk in cupboard giving access to an under stairs storage cupboard housing the fuse board. Wood effect flooring flows through the hall and into the lounge where a glass panel door gives access.

LOUNGE:

Approx. 13'6 x 13'2. The lounge has a big picture window overlooking the front garden and woodland greenspace beyond. Double glass panel doors lead into the open plan kitchen dining room.

OPEN PLAN KITCHEN/DINING

Approx. 20'4 x 8'9. This lovely big space has a rear facing window overlooking the rear garden. The Kitchen is fitted with a range of modern base and wall units with coordinating work surfaces incorporating a sink with a mixer tap, electric stainless steel oven, hob with glass and stainless steel extractor hood, integrated slimline dishwasher and plumbed space for a washing machine. A door leads out into the rear garden.

UPPER HALLWAY:

The staircase leads to the upper floor and the upper hallway has an access hatch to the loft.



BATHROOM:

Approx. 6'5 x 6'5. Recently upgraded, this bathroom has a P-shaped bath with an over the bath electric shower, wash hand basin and WC, finished with modern Wet Wall and a Parador ceiling with down lights and an extractor fan, a heated towel rail and vinyl flooring.

BEDROOM 1:

Approx. 13'5 x 10'2. This room has a window overlooking the rear of the property. A shelved and hanging wardrobe and a shelved airing cupboard housing the water tank give good storage.

BEDROOM 2:

Approx. 12'7 x 12'1. This front facing room has nice views over the woodland area. A double shelved and hanging wardrobe.

BEDROOM 3:

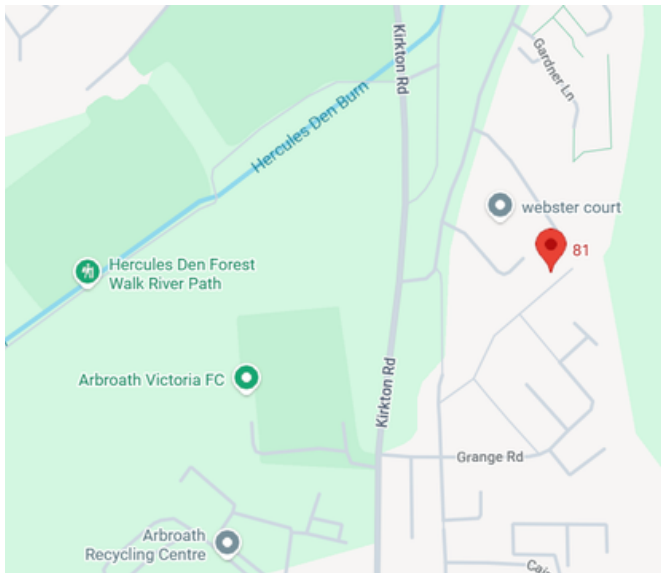
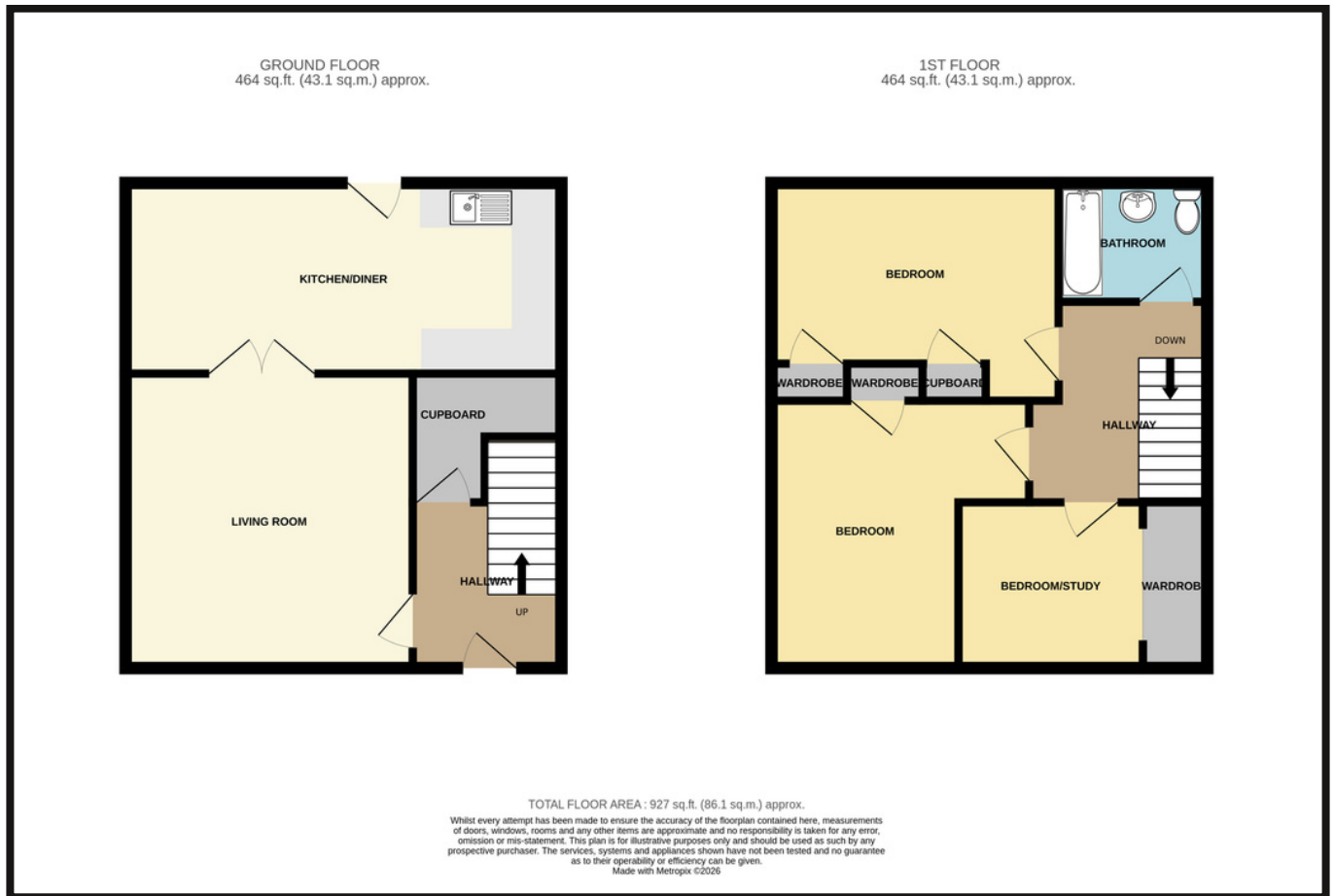
Approx. 11'5 x 8'5. A front facing room with a cabin bed built in with storage underneath and ample room for other furnishings.

GARDEN and PARKING:

Neatly laid out South facing, easy to maintain, front garden laid out in chip stones and a path to the front door. The rear garden is fully enclosed, and has a driveway for parking, laid out in chip stones, a patio area, a wooden shed and a drying area.



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**

tspc

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