



**72 NEWTON AVENUE  
ARBROATH DD11 3JU**

**END TERRACED VILLA**



- Spacious and very well presented 2 Bedroom End Terraced Villa
- Ideally located in the popular Bloomfield residential area of town
- Gas Fired Central Heating, Double Glazing, modern fixtures and fittings
- Large Corner garden plot with extensive low maintenance gardens, driveway and spacious garage



OFFERS OVER  
**£140,000**

# Property Description

This well presented END TERRACED VILLA is located on a large corner garden plot in the popular residential area of Bloomfield, Arbroath, within easy reach of most amenities and services, including local shops and supermarkets, primary and secondary schools, the Dundee & Angus College campus, and there are numerous leisure opportunities in Arbroath including sports centres, playparks, together with the splendid marina and seafront areas. The property offers spacious accommodation over two floors, benefits from Gas fired central heating, Double glazing and the internal fittings and finishes are modern and stylish. The property sits on a large corner garden plot, all neatly laid out, low maintenance, and there is a mono-block drive-in and Garage access to the rear of the house. Overall, this property will be of interest to a variety of buyers, perhaps making an ideal First Time Buy, and early viewing is recommended to avoid disappointment.

**ACCOMMODATION COMPRISING:** ENTRANCE HALLWAY, LOUNGE with PATIO DOORS into the CONSERVATORY, KITCHEN; UPPER FLOOR:- SHOWER ROOM, 2 BEDROOMS (WITH FITTED WARDROBES).

**ENTRANCE HALLWAY:** A lovely welcoming Hallway which has wood-effect tiled flooring; built-in cupboard with double opening doors, ideal for household storage; CH Radiator; understair storage cupboard (housing the electrics); staircase leading to the upper floor accommodation.

**LOUNGE:** Approx. 18' x 10'6. Glass panelled door into the spacious Lounge area with a front-facing window and feature double opening Patio doors leading into the conservatory; modern decor and finishings with feature recessed Media wall for TV, etc; fitted carpeting; ceiling downlights; CH Radiator.

**CONSERVATORY:** Approx. 8'10 x 9'9. Offering additional living or dining space; windows to three sides; double Patio doors lead out into the rear garden area;

**KITCHEN:** Approx. 10'4 x 10'6. Fitted base and wall mounted storage units, quartz work surfaces; under counter stainless steel sink mount with mixer tap fitment; Built-in Electric Oven, 4 burner Electric Hob with extractor hood above; integrated Dishwasher; plumbing and space for an automatic washing machine and space for a fridge/freezer; full height storage cupboard; ceiling downlights; CH Radiator; rear door access out onto the rear garden, onto the decking area.

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**UPPER FLOOR:** Staircase leading to the upper floor landing area, where there is a large walk-in storage cupboard - ideal for household storage - and housing the gas central heating boiler; ceiling hatch access into the loft space (floored for storage); side-facing window allows for natural light onto the landing.



**SHOWER ROOM:** Approx. 5'5 x 6'5. Fitted with a two piece white bathroom suite, WC., and free-standing wash-hand basin set within a vanity unit with storage below; corner shower cubicle with a Jet Spa /Body spray shower unit (mains shower); fully wall tiled throughout; tiled flooring; LED wall mounted mirror; CH Radiator; ceiling downlights; rear-facing opaque window allows for natural light and ventilation.

**BEDROOM 2:** Approx. 8'7 x 14'11. Bright and spacious Bedroom with a rear-facing window; built-in double wardrobe with sliding mirror doors; tasteful decor and wood-effect flooring; CH Radiator.

**BEDROOM 1:** Approx. 9'1 x 15'. Another bright, spacious Bedroom with a front-facing window; built-in double wardrobes with sliding mirror doors; tasteful decor and wood-effect flooring; ceiling downlights; CH Radiator.

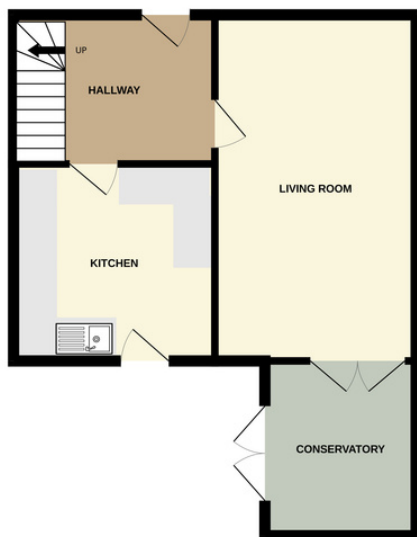
**GARDENS:** The property occupies a large corner garden plot, with the front garden all laid to chip stones and a paved pathway to the front entrance door; all low wall enclosed. Small wooden Shed to the side of the property will be included in any sale. Side garden area laid out in chip stones for easy maintenance; outside water tap; leading around to the rear garden. The rear garden is all laid to paving slabs with a raised decking area, ideal for outside seating. There is also a mono-block drive-in to the rear of the property, with space for one car. An access gate leads out into the drive area, all fence and wall enclosed.

**LARGE GARAGE/WORKSHOP:** Approx. 12'8 x 21'3. A spacious garage with an up and over electric door; with power and light; side access door out into the rear garden.

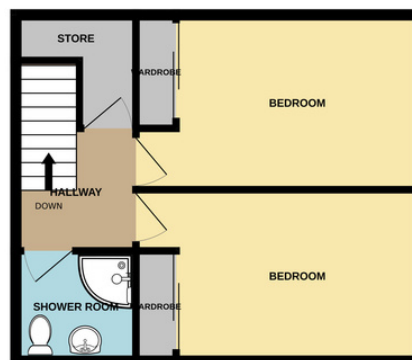


# Property Professionals

GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.

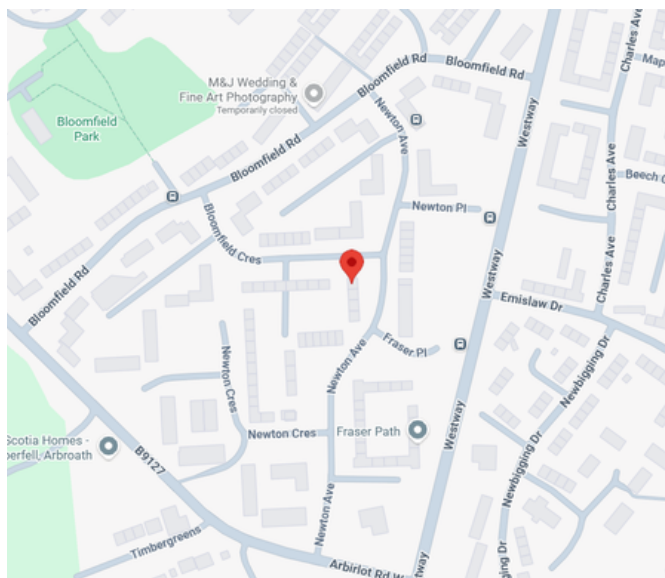


1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 828 sq.ft. (76.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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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