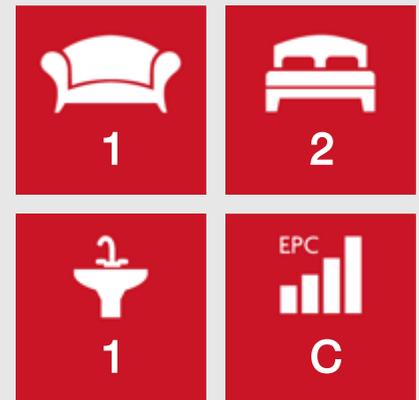




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35 Glebe Road, Arbroath,
Angus DD11 4HJ





Summary

This spacious end-terraced villa is situated in a highly sought after residential location. Glebe Road is ideally placed for a number of local amenities including: public transport, shops, schools and recreational facilities. The property benefits from double glazing and gas central heating, comprises: entrance hall with stairs leading to upper floor, spacious lounge with rear facing window, kitchen/dining with breakfast bar, partially tiled family bathroom with three piece suite and two well-proportioned bedrooms both benefitting from storage facilities. Blinds and floor coverings are included in the sale price. Externally there is private parking and garage to the front of the property and private front and back gardens. The spacious enclosed rear garden enjoys a patio area and timber shed.

Features

- End Terraced Villa
- Popular Residential Location
- Lounge
- Kitchen/ Dining
- 2 Bedrooms
- Bathroom
- GCH; DG; EPC - C
- Garage & Gardens
- Allocated Parking
- Council Tax Band B

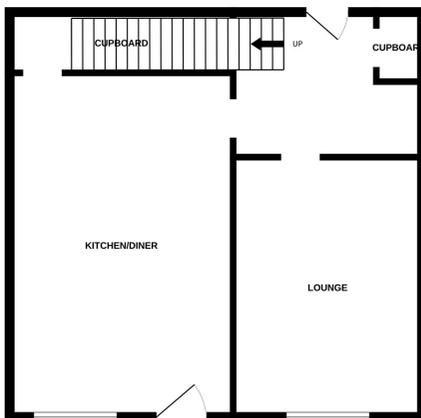
Room Measurements

Lounge	15'1" x 10'5" (4.60m x 3.17m)
Kitchen/Dining	18'8" x 8'9" (5.69m x 2.67m)
Bathroom	6'2" x 6'2" (1.88m x 1.88m)
Bedroom	15'4" x 10'9" (4.67m x 3.28m)
Bedroom	15'4" x 8'5" (4.67m x 2.57m)

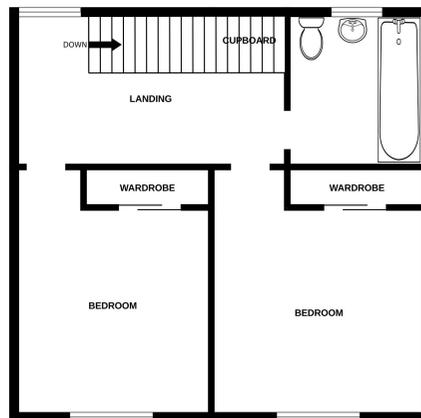


Floorplan

GROUND FLOOR



1ST FLOOR



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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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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