



lindsays

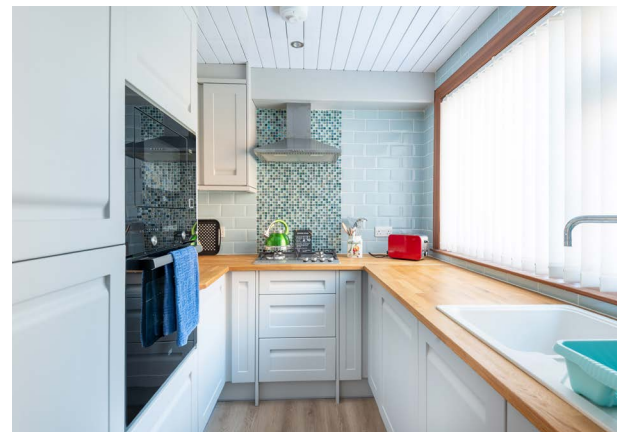
21 Grimsby Place,
Arbroath DD11 1NQ

"Well presented terraced bungalow in quiet central location."

- Hallway
- Lounge/Diner
- Kitchen
- Double Bedroom
- Shower Room
- Double Glazing
- Gas Central Heating
- Garden

EPC Rating D

OFFERS OVER £100,000



Description

Lindsays are delighted to offer to the market this well presented one bedroom terraced bungalow located in quiet central location. Grimsby Place is conveniently located to the town centre which offers a range of shops, services, and recreational facilities. There are a number of superstores on hand while there is excellent transport links located nearby. The A92 offers an excellent commuter links to both Dundee and Aberdeen.

The accommodation is presented to the market in move in condition and comprises: Hallway with good storage, bright and spacious lounge with space for dining and access to the rear garden, a lovely, fitted kitchen with integrated appliances, large bedroom with walk in wardrobe providing excellent storage and a modern shower room with chrome towel rail.

Benefits include double glazing, gas central heating and recently refurbished throughout with new front & back doors fitted as well along with internal doors and flooring. Included in the sale are all floorcoverings, light fittings and blinds were fitted along with integrated kitchen appliances.

Externally is an easily maintained stone garden with a seating area. Parking can be found outside the property.

This is an ideal home for a first time buyer or someone looking to downsize and early viewing is highly recommended.

Area

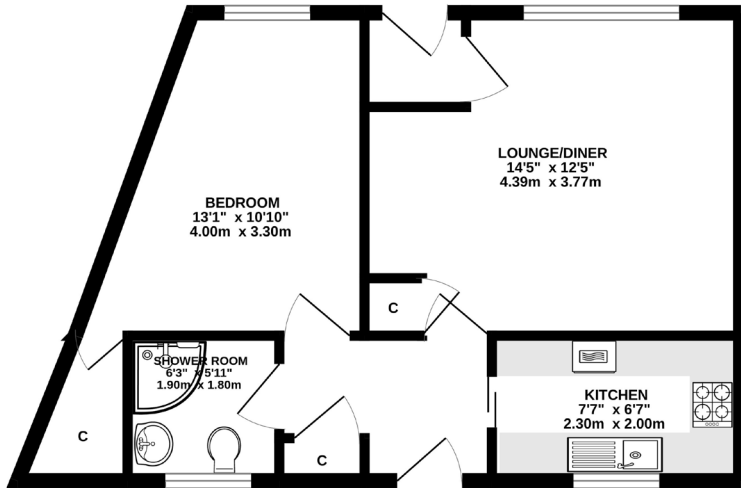
Arbroath lies on the North Sea Coast, around 16 miles east of Dundee and around 45 miles south of Aberdeen. It has become one of the largest fishing ports in Scotland and is famous for the 'Arbroath Smokie'. The town has excellent sports and leisure facilities, complimented with many local clubs, Golf, Tennis, Football, Rugby and Bowls. Arbroath's retail sector is steadily growing attracting more independent and multiple outlets.

Viewing

By appointment through Lindsays on 01382 802050 or Dundeeproperty@lindsays.co.uk



GROUND FLOOR



T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.