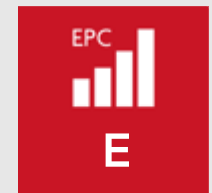
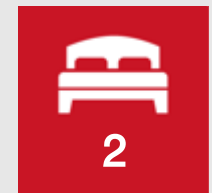




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22 Gedy Place, Arbroath,
Angus DD11 5AJ





Summary

End-terraced villa situated in a cul-de-sac within a popular residential location. The subject property, which is in need of some modernisation, offers accommodation over two levels comprising: entrance hallway, lounge, kitchen with wall and base units, shower room with wet wall fittings, garden room and two well-proportioned bedrooms. The comprehensive list of attributes includes double glazing, electric heating, ample storage space and attic. Externally there are garden grounds to the front and rear. The rear is extensive and enjoys patio, drying area and shrubs and plants. Early viewing is highly recommended.

Features

- End Terraced Villa
- Popular Residential Location
- Lounge
- Kitchen
- Wet Room /Shower Room
- Garden Room
- 2 Bedrooms
- Electric Heating & DG
- Garden
- Council Tax Band A. EPC E.

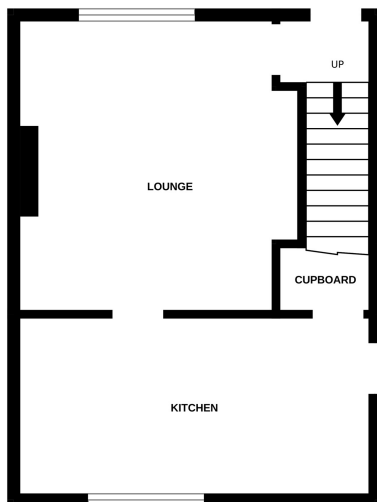
Room Measurements

Lounge: 14' 4" x 11' 6" (4.37m x 3.51m)
Kitchen: 16' 3" x 7' 2" (4.95m x 2.18m)
Shower Room: 6' 4" x 5' 9" (1.93m x 1.75m)
Garden Room: 8' 5" x 8' 2" (2.57m x 2.49m)
Bedroom: 13' 0" x 9' 9" (3.96m x 2.97m)
Bedroom: 10' 1" x 9' 2" (3.07m x 2.79m)

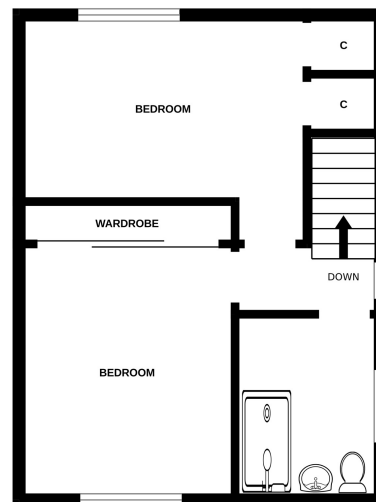


Floorplan

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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