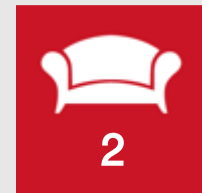


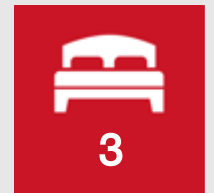


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38 St Abbs Road, Arbroath,
Angus DD11 5AS



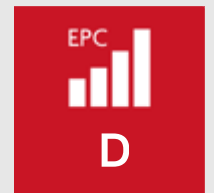
2



3



1



EPC

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Summary

This is an excellent opportunity to purchase a spacious semi-detached villa situated within a popular residential area. The location is ideal for a number of local amenities including shops, schools, leisure facilities and excellent commuter transport links. This charming home offers well-proportioned accommodation comprising: entrance vestibule, hallway, spacious lounge, kitchen with wall and base units, partially tiled shower room and three good sized double bedrooms. The property features an impressive list of attributes which includes double glazing, gas fired central heating and excellent storage. The home further benefits from a generous driveway leading to double garage and gardens to the front and rear. The expansive rear garden features a pergola and outbuilding and is laid with easy maintenance in mind.

Features

- Semi - Detached Villa
- Popular Central Location
- Lounge
- Kitchen
- Shower Room
- 3 Bedrooms
- Conservatory
- DG GCH
- Drive, Garage, Gardens

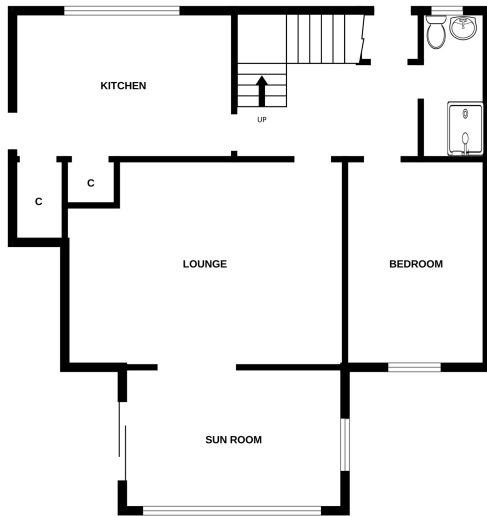
Room Measurements

- Lounge 16'0" x 12'6" (4.88m x 3.81m)
- Kitchen 11'6" x 10'1" (3.51m x 3.07m)
- Shower Room 9'4" x 6'3" (2.84m x 1.91m)
- Conservatory 14'3" x 10'1" (4.34m x 3.07m)
- Bedroom (1) 12'6" x 12'6" (3.81m x 3.81m)
- Bedroom (2) 12'6" x 9'8" (3.81m x 2.95m)
- Bedroom (3) 12'6" x 9'3" (3.81m x 2.82m)



Floorplan

GROUND FLOOR
71.3 sq.m. (768 sq.ft.) approx.



1ST FLOOR
40.0 sq.m. (431 sq.ft.) approx.



TOTAL FLOOR AREA: 111.3 sq.m. (1198 sq.ft.) 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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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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