

Connelly Yeoman



29 LOCHLANDS STREET, ARBROATH DD11 3AB

TERRACED VILLA



Key Features

- Deceptively spacious, well presented End of Terrace Villa
- Located in a popular residential area close to the town centre and most amenities
- Gas Fired Central Heating, Double Glazing and ample storage
- Private garden & mutual drying green



OFFERS OVER

£110,000

Property Description

This attractive, bright and airy, END TERRACED VILLA is ideally situated within a very popular and sought after area of the town, close to the town centre and with most amenities and services close-by. The property provides well proportioned accommodation over two levels, benefits from Gas fired central heating (a new Worcester gas central heating boiler has recently been installed) and Double glazing. Externally, there is a lovely front garden area, exclusive to the property, with a paved pathway, coloured stone chipped borders, shrubs and bushes. To the rear of the property is a mutual area, laid out in paving with a drying area. Overall, this property represents an ideal First Time Buy or investment property and early viewing is recommended.

ACCOMMODATION: ENTRANCE HALLWAY, KITCHEN, LOUNGE & DINING AREA; UPPER FLOOR:- 2 BEDROOMS, BOXROOM/STUDY, BATHROOM.

ENTRANCE HALLWAY: Enter into the property via a double glazed front entrance door, with a feature port-hole glass effect and matching side panel. The Hallway has lovely wood effect laminate flooring which is continued through into the Lounge. Large, under-stair storage cupboard. CH Radiator.

KITCHEN: Approx. 10'1 x 8'8. The kitchen is fitted with a good range of modern base and wall mounted units in a high gloss finish, tiled splashbacks, wood effect worktop surface. Sink-top. Integrated Fridge/Freezer, washing machine. Wood effect vinyl flooring. CH Radiator. Matching cupboard which houses the new Worcester gas boiler. Ceiling coving. A rear-facing window and double glazed external rear entrance door which leads out to the drying green. A further set of double doors leads through into the Lounge and Dining area.

LOUNGE & DINING AREA: Approx. 22'3 x 11'2. A lovely bright and spacious room, with two windows, one to the front and rear of the property. Neutral decor. Ample space for furniture and dining table and chairs, ceiling coving, wood effect laminate flooring. CH Radiator.



UPPER FLOOR LANDING AREA: Landing area with a large, built-in storage/linen cupboard. Access to the Bedrooms and Boxroom. Access hatch into the attic space (with light) which is insulated and partially floored providing storage.

BEDROOM 1: Approx. 10'9 x 9'11. A spacious main bedroom with a front-facing window. Built-in triple wardrobes with sliding mirror fronted doors. TV point. CH Radiator.

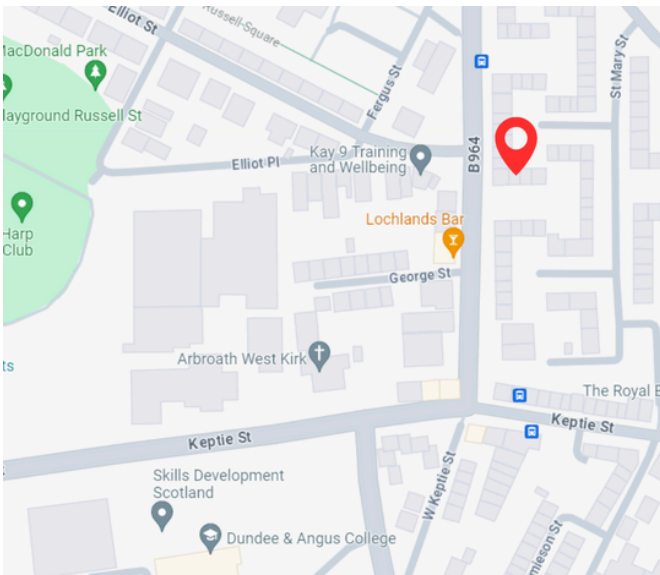
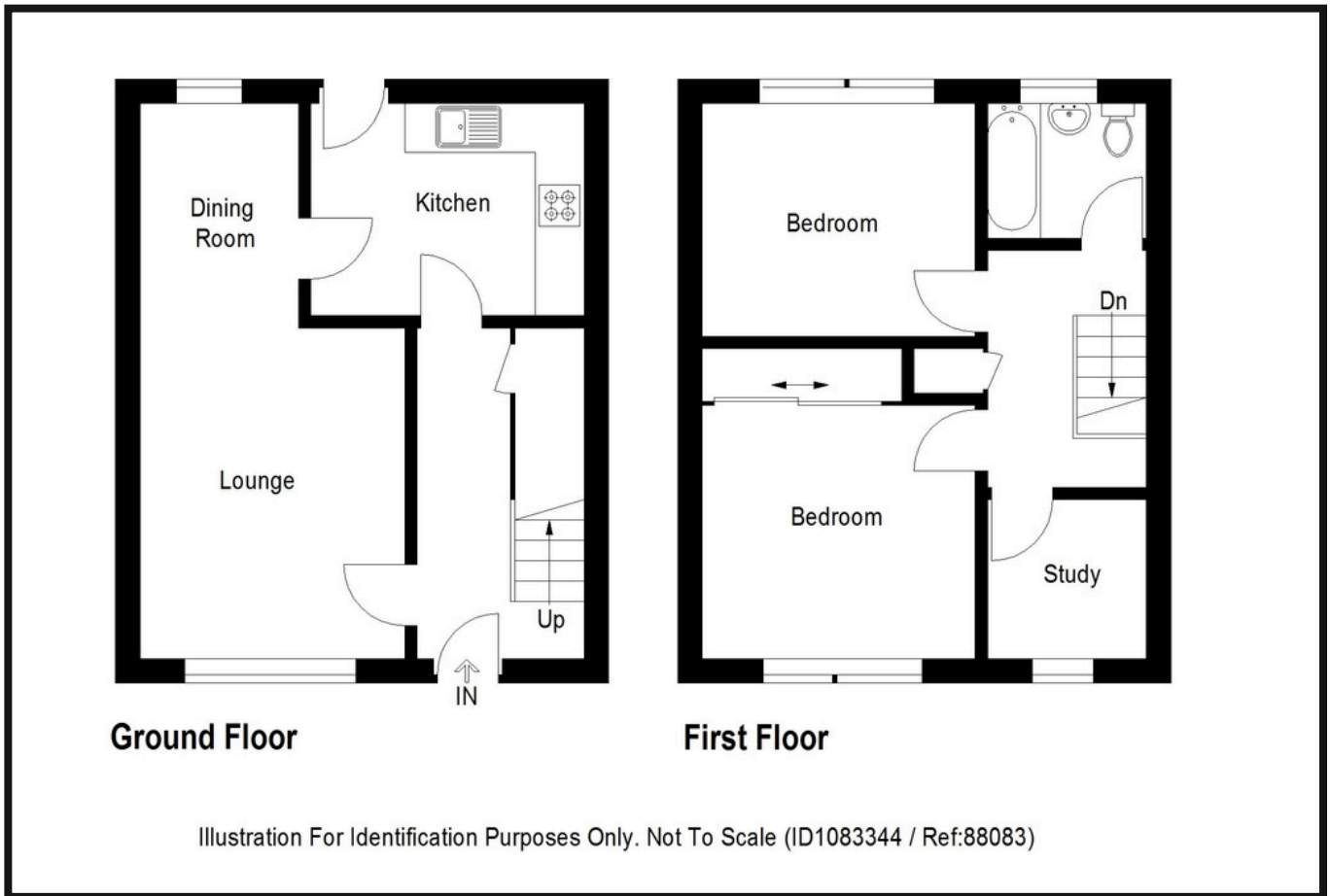
BEDROOM 2: Approx. 11'1 x 10'2. Another good sized bedroom, with a rear-facing window. The wardrobe fitment (with two mirror inlays and lighting) is to be included in the sale. TV point. CH Radiator.

BOXROOM: Approx. 6'5 x 6'4. This room would be ideal as a Study or Dressing room, with a large window overlooking the front of the property. TV point. CH Radiator.

BATHROOM: Approx. 6'7 x 5'10. Comprising a three piece white bathroom suite, with a shower and shower curtain over the bath. Partial wall tiling. Large window. Wood effect laminate flooring. CH Radiator.



Property Professionals



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.

**Connelly
Yeoman**

tspc

Connect with us

