



267 BRECHIN ROAD, ARBROATH, DD11 4BA

END TERRACED VILLA



- Bright and spacious End Terraced Villa offering well proportioned accommodation
 - Located in a popular residential area close to Warddykes Primary school
 - Electric Storage Heating and Double Glazing
- Enclosed gardens to the front and rear, 2 Wooden Sheds, Brick Outhouse & residents' car parking area to the rear



OFFERS OVER
£99,000

Property Description

This attractive, bright and airy, three bedroom END TERRACED VILLA is ideally situated within a very popular residential area close to the town centre and within easy reach of most amenities. The property offers well proportioned accommodation over two levels and has Electric storage heating and Double glazing. On entering the property there is a Hallway and a Lounge with door through into the spacious Dining Area & Kitchen. The Bathroom, two good sized Bedrooms, and a study are located on the upper floor. Externally, there are enclosed gardens to the front and rear of the house, with the front garden laid out in lawn and bordered by hedging and a wall. The rear garden is laid out in lawn with a small patio area, two wooden garden sheds are included, with access into a brick-built outhouse, and there are outside power points. An access gate to the rear leads out to residents' car parking area. Overall, this property may be of interest to a growing family or as an investment buy, and early viewing is recommended.

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

ENTRANCE HALLWAY: Enter into the property via the main front entrance door into the Hallway, with the staircase leading to the upper floor accommodation and a useful under stair storage area. Electric storage heater. Access from the Hallway into the Lounge.

LOUNGE: Approx. 11'6 x 12'6. A well proportioned Lounge, with a large front-facing window overlooking the front garden. Electric storage heater. Built-in shelved storage cupboard. A sliding glass door leads through into the Dining Kitchen.

DINING AREA & KITCHEN: Approx. 17'8 x 8'9. A bright and spacious area, with the dining area which has a rear-facing window. Electric storage heater. The kitchen area is fitted with base and wall mounted units, worktop surfaces incorporating a stainless steel sink with mixer tap. Built-in double Electric Oven and Electric Hob. Plumbing and space for an automatic washing machine. Free-standing Fridge/Freezer and additional Freezer included in the sale (no warranties given thereon). Rear-facing window and an external door leads out into the rear garden.



UPPER HALLWAY: Staircase leading to the upper floor, landing area with access to the Bathroom and Bedrooms. Access hatch into the loft space.

BATHROOM: Approx. 6'4 x 5'10. Comprising WC., wash-hand basin and a bath with an over the bath Electric shower. Wall tiling and wet wall panel finish at the bath area. Rear-facing opaque glass window. Extractor fan.

BEDROOM 1: Approx. 11'4 x 9'8. Spacious main bedroom with a front-facing window. Double wardrobe with shelving and hanging space. Electric wall panel heater.

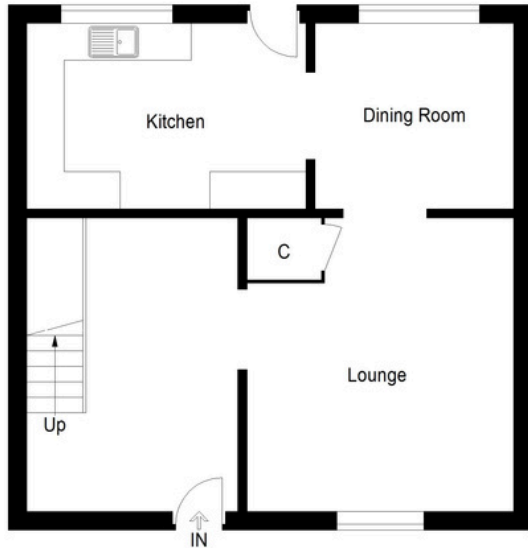
BEDROOM 2: Approx. 11'8 x 9'8. Another good sized bedroom with a rear-facing window. Built-in shelved and hanging space wardrobe and a further airing cupboard housing the hot water tank. Electric wall panel heater.

STUDY: Approx. 6'5 x 6'7. An ideal study with a front-facing window. Wall shelving and seating area. Electric wall panel heater.

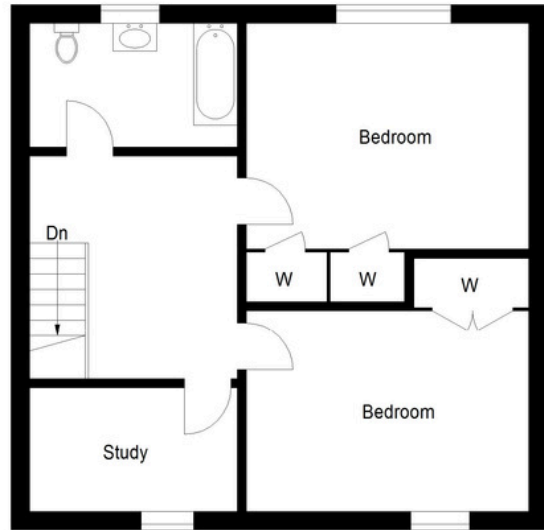
EXTERNALLY: Enclosed front garden laid to lawn and bordered by hedging and a wall. Pathway to the front door. The enclosed rear garden is laid to lawn, patio area. Outside power point. Two wooden sheds. Residents' parking area.



Property Professionals



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1084980 / Ref:88130)



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.

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