

Offers Over £240,000

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6 Elliot Street,  
Arbroath, DD11 3BY



- Detached Villa
- Popular Location
- Lounge
- Reception Hall/  
Sitting Room
- Dining Room
- Snug/Family Room
- Kitchen
- 3 Bedrooms
- En Suite Shower Room
- Shower Room
- Garden

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An adaptable detached villa offering family sized accommodation over two levels. The immediate area is well-served by local shops and services while the historic town of Arbroath offers major amenities including Supermarkets and recreational facilities. There are good transport links via the rail and bus stations while the A92 connects the cities of Dundee and Aberdeen where further major amenities can be found. Schooling at Primary and Secondary levels can be found within easy reach.

The property benefits from double glazing and gas central heating. An entrance vestibule leads through to the reception hall/sitting room which has stairs leading to the upper level. A passage from the sitting room gives access to the dining room which carries on to the kitchen.



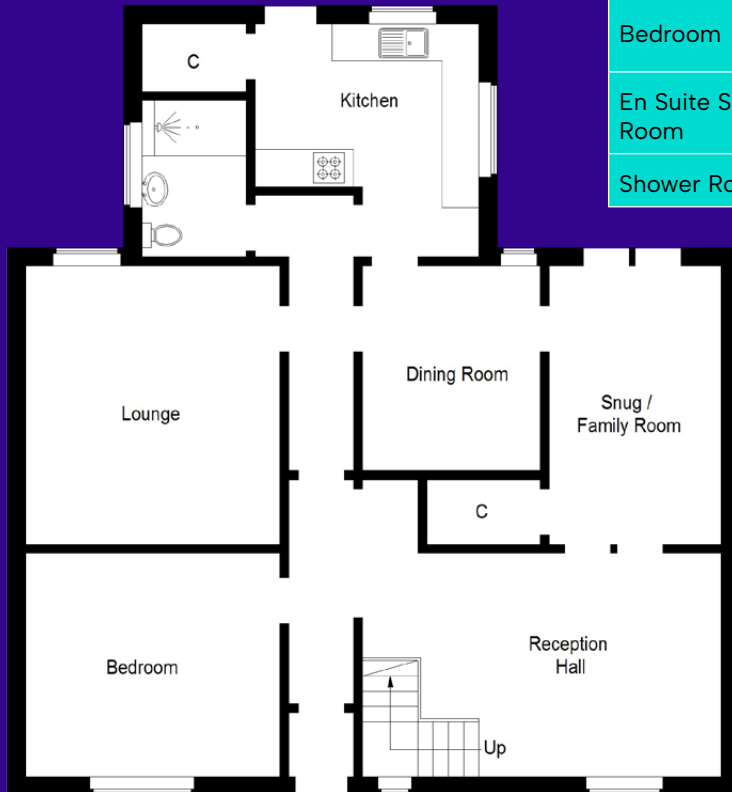
The kitchen has a range of fitted units, a deep fitted cupboard and a door allowing access to the rear garden. The lounge is accessed from the passageway with a view to the rear. A double bedroom is located on the ground floor while a snug/family room enjoys patio doors that lead out to the south facing rear garden. A shower room completes the ground floor accommodation. The upper landing allows access to two further bedrooms with one having an en suite shower room. The eaves are also access from the upper landing providing excellent storage space.

A small area of garden lies to the front laid in paving and stone chips. The south facing rear garden is laid in lawn and paving together with a variety of plants and shrubbery. A brick-built shed is located in the rear garden. The garage has vehicular access from Elliot Place as well as a door allowing access to the rear garden.

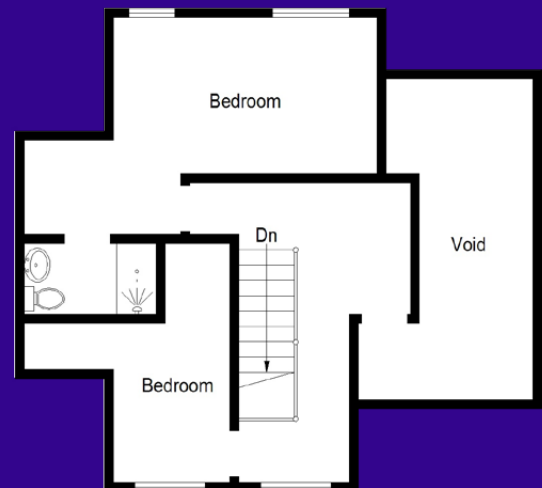


## Accommodation (measurements are approx)

Lounge	4.56m x 4.70m	(15'0" x 15'5")
Reception Hall/ Sitting Room	3.60m x 4.02m	(11'10" x 13'2")
Dining Room	2.96m x 3.24m	(9'9" x 10'8")
Snug/Family Room –	2.58m x 4.69m	(8'6" x 15'5")
Kitchen	2.76m x 3.66m	(9'1" x 12'0")
Bedroom	3.60m x 4.52m	(11'10" x 14'10")
Bedroom	2.56m x 4.41m	(8'5" x 14'6")
Bedroom	3.29m x 3.81m	(10'10" x 12'6") at widest points
En Suite Shower Room	0.98m x 2.35m	(3'3" x 7'9")
Shower Room	1.75m x 2.78m	(5'9" x 9'1")



Ground Floor



First Floor





**Aberdeen**

6 Bon Accord Square,  
Aberdeen  
AB11 6XU

Tel: 01224 452750

**Dundee**

30 & 34 Reform Street  
Dundee  
DD1 1RJ

Tel: 01382 342222

DISCLAIMER. Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.

[property@blackadders.co.uk](mailto:property@blackadders.co.uk)