

Connelly Yeoman



27 BLOOMFIELD GARDENS,
ARBROATH, DD11 3LJ

TERRACED VILLA



Key Features

- Within a popular residential area close to the town centre.
 - Gas central heating and double glazing.
- Spacious family home with three double bedrooms



OFFERS OVER
£135,000

Property Description

Connelly Yeoman are pleased to bring to the market this spacious three bedroom EXTENDED TERRACED VILLA which is ideally situated within a desirable residential area close to many amenities, popular schools and railway station and provides generously proportioned accommodation on two levels. The property has been well maintained and has fresh modern decor, with the benefit of gas central heating and double glazing and ample storage. The property comprises of a spacious lounge, family/dining room, kitchen, wc, three double bedroom and a family bathroom. Early viewing of this desirable property would be highly recommended.

ACCOMMODATION:

Lounge, kitchen, family/dining room, WC, 3 bedrooms and family bathroom.

ENTRANCE HALLWAY:

Entry is through a PVC double glazed door with side panel into the hallway which has a wooden staircase leading to the upper floor and radiator.

WC:

Approx. 2'2 x 4'6. The WC is tiled with a wash hand basin and cupboard housing the electric fuse box.

LOUNGE:

Approx. 12'6 x 15'4. A large bright lounge with a feature fireplace place that has a marble inlay and hearth incorporating an electric fire with a wooden fire surround. A useful shelved and hanging cupboard proves addition storage. The lounge opens into the large family dining area.

FAMILY/DINING ROOM:

Approx. 19'6 x 8'3. This delightful area is flooded with natural light due to having a rear facing window, patio doors, two side and one rear facing Velux windows. There is tiled effect flooring, ample room for furnishings and wraps round into the kitchen.

KITCHEN:

Approx. 9'10 x 13'. Fitted with base and wall units and work surfaces incorporating a sink with a mixer tap and breakfast bar seating area. There is a recently upgraded electric oven and gas hob with stainless steel extractor hood above, plumb space for a washing machine, dishwasher and space for a fridge freezer.



BEDROOM 1:

Approx. 10'5 x 12'5. One wall is complete with a range of wardrobe fitments with shelves and hanging space and four sliding mirrored doors. There is a TV point and a radiator.

BEDROOM 2:

Approx. 10' x 12'. Bright spacious double bedroom with rear facing window, and a radiator.

BEDROOM 3 :

Approx. 9'8 x 7'8. Side facing with laminate effect vinyl flooring and a radiator.

FAMILY BATHROOM ROOM:

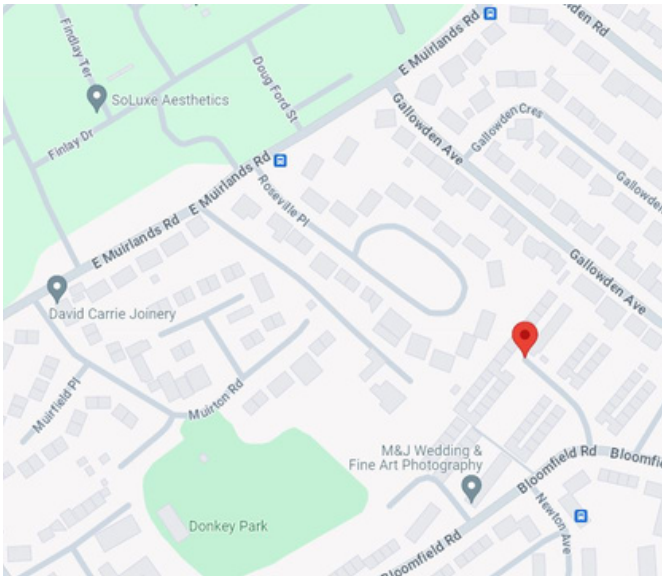
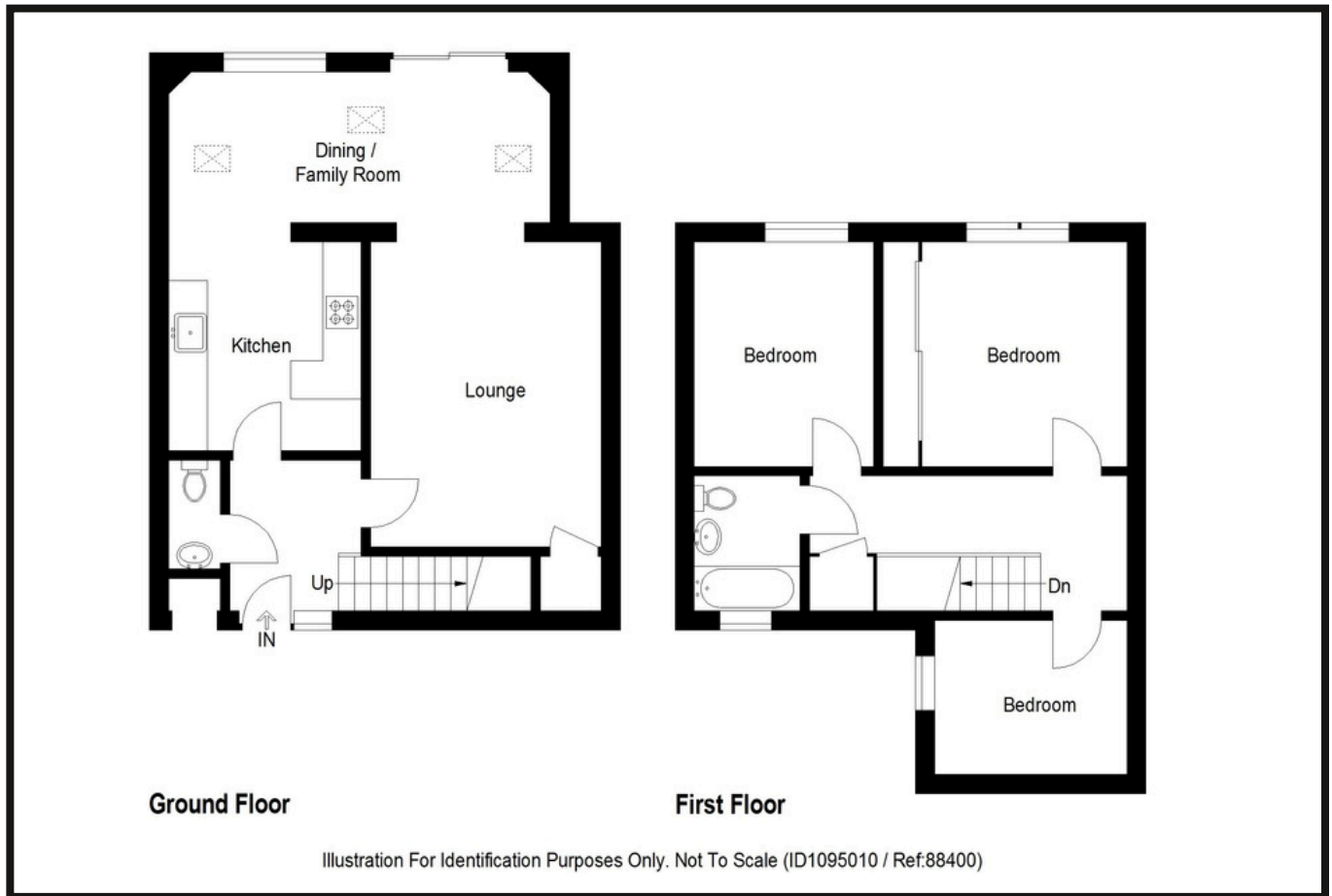
Approx. 5'3 x 6'6. Pea shaped bath with shower over, wash hand basin and WC. Bath area is finished with modern wet wall. Heated towel rail and front facing window.

OUTSIDE:

To the front are two storage units one of which has light. To the rear is an enclosed south facing garden with a sunny patio area, rear gate access, and established shrubs.



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.

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