



lindsays

37 Earl Matthew Avenue
Arbroath, DD11 5JU

"A stylish semi-detached villa in a popular residential location"

- Hallway
- Lounge
- Kitchen
- 2 Double Bedrooms
- Home Office/Nursery
- Cloakroom/WC
- Bathroom
- Double Glazing
- Gas Central Heating
- Driveway & Gardens

EPC Rating C

OFFERS OVER £165,000



Description

This stylish semi-detached villa is located in a popular residential area to the north side of the coastal town of Arbroath. This lovely home is in move in condition throughout and practical benefits include double glazing and gas central heating. Included in the sale are all carpets, floorcoverings and blinds where fitted along with the integrated oven, hob and freestanding fridge /freezer and washing machine in the kitchen. Other items may be available by separate negotiation.

On entering the accommodation on the ground floor you will find a comfortable lounge with French doors leading to the rear garden, contemporary kitchen and useful cloakroom/WC. On the upper floor there are two double bedrooms with both benefitting from fitted wardrobes, a home office/nursery and the bathroom with shower over the bath. The attic can be accessed via a ladder.

Externally at the front of the villa this property offers excellent off street parking. The main garden lies at the rear and is easily maintained being laid mainly with paving stones and chips.

This lovely home will suit a wide variety of buyers and viewing is highly recommended.

Area

Arbroath lies on the North Sea Coast, around 16 miles east of Dundee and around 45 miles south of Aberdeen. Steeped in history, the large sandstone Abbey stands in the centre of the town being the place where the declaration of Arbroath was signed. Famous for the ' Arbroath Smokie' the town has a thriving fishing port and is a picturesque holiday destination with sandy beaches and rugged cliff frontage. Boasting excellent sports and leisure facilities, complimented with many local clubs including golf, tennis, football, rugby and bowls the town also benefits from a mainline east coast railway station.

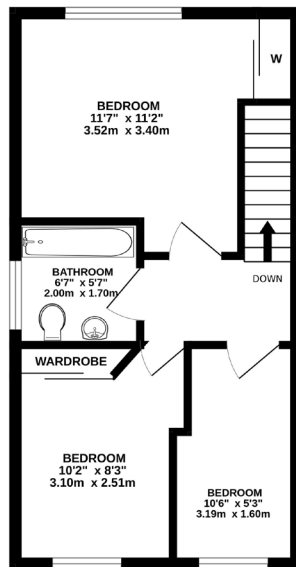
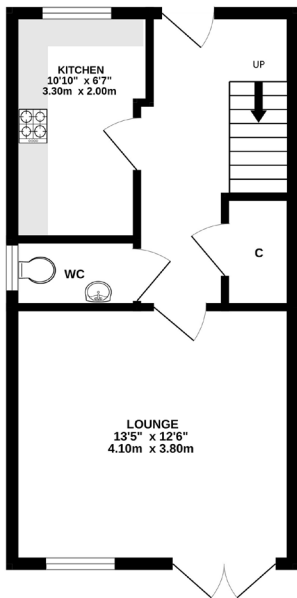
Viewing

By appointment through Lindsays on 01382 802050



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, doors 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 assurance

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.