



57 CAIRNIE CRESCENT, ARBROATH, DD11 4DY

TERRACED VILLA



Key Features

- Terraced Villa within a popular residential area close to many local amenities.
 - Gas Central Heating and Double Glazing.
- Fully enclosed sunny garden to the rear with an enclosed front garden, with shed



OFFERS OVER
£115,000

Property Description

This most impressive, bright and airy two bedroomed Terraced Villa is ideally situated within a popular residential area close to the town centre, primary and secondary schools are nearby. The property has been well maintained and enjoys the benefit of gas central heating, double glazing and ample storage and comprises of a spacious lounge, kitchen, two double bedrooms and a shower room. Outside is a fully enclosed easily maintained sunny rear garden, a front garden with drying area and shed.

ACCOMMODATION: ENTRANCE HALLWAY, LOUNGE, KITCHEN: UPPER FLOOR:- 2 BEDROOMS, SHOWER ROOM.

ENTRANCE HALLWAY:

Enter through a double glazed door into the hallway, shelved and hanging cloaks cupboard and a further shelved storage cupboard. Radiator.

LOUNGE: Approx. 17'7 x 15'2. This bright spacious lounge is accessed through a glass panelled door with ample space for furnishings and patio doors that lead into the garden. Two radiators. A further glass panelled door leads to a small rear hallway with large storage cupboard and door leading out into the rear garden.

KITCHEN: Approx. 14'2 x 11'2. A glass panel door leads into this lovely modern kitchen with dining space. Fitted with base and wall units with glass display cabinets with coordinating work surfaces incorporating stainless steel sink with a mixer tap. Electric stainless steel oven, gas hob, stainless steel splashback and extractor fan. Plumbed for a washing machine and space for a fridge/freezer. Wall mounted Worcester boiler.



UPPER HALLWAY: Wooden staircase leading to the upper hallway, large shelved storage cupboard, access hatch leading into loft.

BEDROOM 1: Approx. 14' x 14'2. With a front facing window there is a shelved storage cupboard, shelved and hanging wardrobe and ample room for furnishings. Radiator.

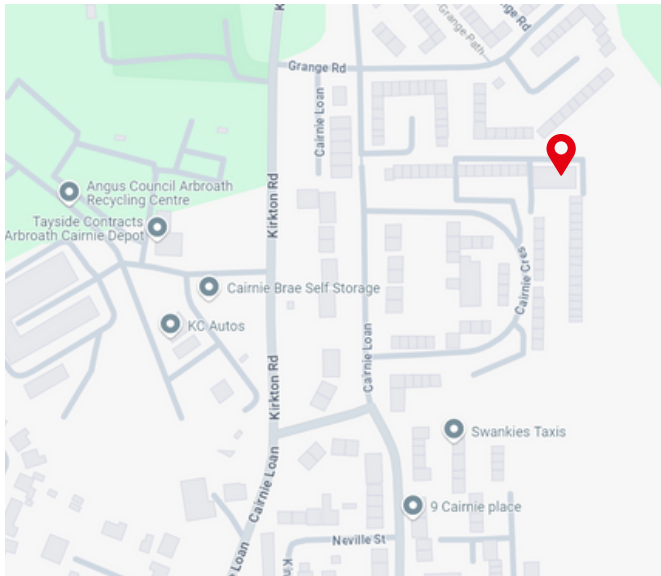
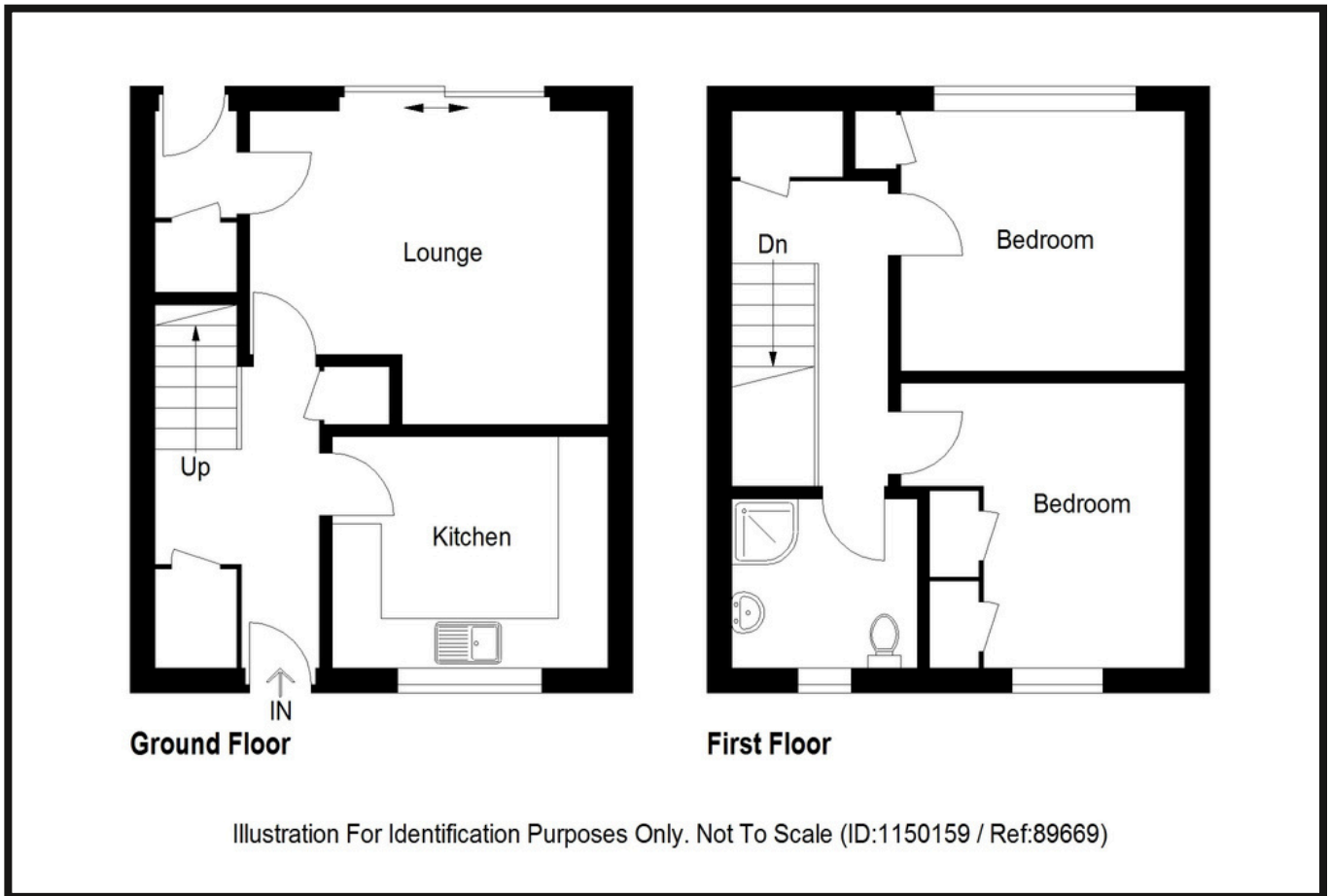
BEDROOM 2: Approx. 13'10 x 11'8. Rear facing with a shelved and hanging wardrobe. Radiator.

SHOWER ROOM: Approx. 8' x 6'7. Vanity unit incorporating the w/c. Wash hand basin and corner power shower. Wet wall to the shower cubicle and modern tiling, bathroom fittings and radiator.

GARDEN:
Fully enclosed sunny side garden with lawn bordered by established shrubs and a deck area. To the front is an easily maintained slabbed garden with drying rotary and wooden shed.



Property Professionals



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