



4 Arbirlot Place | Arbroath | DD11 2ER
Offers Over £200,000

T. DUNCAN & CO.
Solicitors • Estate Agent





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Situated in a quiet cul-de-sac on a corner plot, this semi-detached family home with three bedrooms and detached garage is within a desirable area of Arbroath. Close to all the local amenities including shops, primary & secondary schools, sports centre and railway station, with the bonus of a playpark on your doorstep. Comprising of open plan lounge with dining area, dining kitchen, utility and bathroom on the ground floor with the three bedrooms on the first floor. To the outside there are established gardens to the front and rear, driveway for several vehicles leading to a single garage. The property benefits from gas central heating and double glazing.

- Semi-Detached
- Bathroom: 9'7 x 6'5 (2.95m x 1.98m)
- Lounge: 11'7 x 25'6 (3.58m x 7.81m)
- Dining Kitchen: 15'2 x 12'0 (4.62m x 3.66m)
- Utility: 10'7 x 8'2 (3.26m x 2.51m)
- Master Bedroom: 11'9 x 8'43 (3.63m x 2.57m)
- Bedroom 2: 8'7 x 12'4 (2.64m x 3.77m)
- Bedroom 3: 7'8 x 8'9 (2.37m x 2.73m)
- Front and Rear Gardens
- Garage with Driveway



Entrance Hallway: Laminate flooring, radiator, and under stairs cupboard housing the boiler.

Bathroom: Three-piece suite comprising toilet, wash hand basin with vanity unit, bath, electric shower over bath with glass screen, chrome heated towel rail, tiled from floor to ceiling, panelled ceiling with downlighters and window.

Lounge: Bright spacious room with front facing window overlooking the garden, window to the rear, two radiators, feature fireplace with marble hearth and wooden surround.

Dining Kitchen: Fitted to base and wall units with coordinating work tops incorporating a 1½ stainless steel sink with mixer tap, extractor hood, space for free standing cooker, space for dishwasher and fridge freezer, tiled splash back and radiator. Patio doors leading out to the back door and window overlooking the rear garden.

Utility: Fitted to base and wall units with coordinating worktop incorporating a stainless-steel sink, tiled splashback, plumbed for automatic washing machine, space for tumble drier, space for fridge freezer, open shelved cupboard with coat hooks. Door and window to the side, overhead clothes drier and radiator.

On the first floor landing there is the window overlooking the playground and Hospitalfield, radiator, shelved laundry cupboard and access to the loft with ladder.

Master Bedroom: Front facing overlooking the garden, double wardrobe with mirror doors which is shelved with hanging rail and radiator.

Bedroom 2: Rear facing with window and radiator.

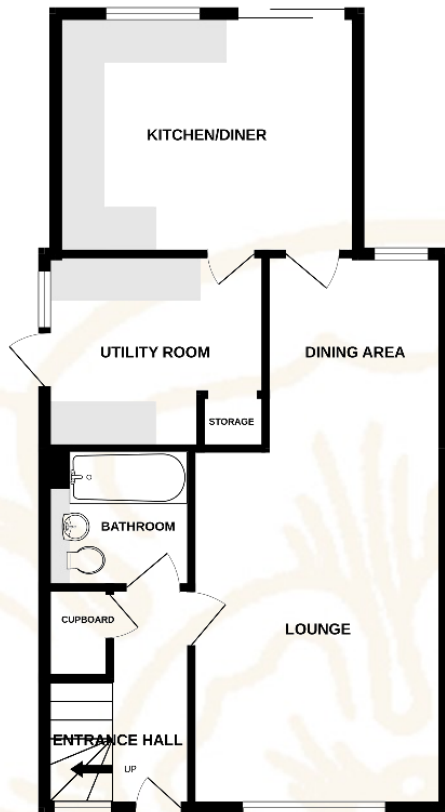
Bedroom 3: Rear facing, with window and radiator, built in cupboard which is shelved with hanging rail.





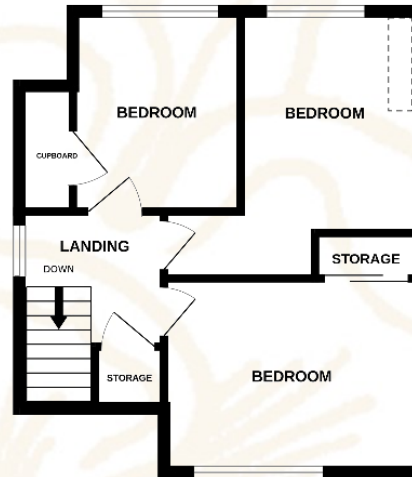
Outside: The front garden is laid to grass and borders with mature plants, tarred driveway allows parking for several vehicles leading to the garage which has power and light. To the rear the garden is laid to a grass with slabbed patio area, whirly, gated side access leads to the front of the property.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR



Services: Gas Central Heating and Double Glazing

Fixtures & Fittings: Carpets, blinds & light fittings.

Local Authority: Angus Council

Council Tax Band: D

Post Code: DD11 2ER

Home Report: Contact our Property department if you wish us to e-mail a copy of the Report free of charge or to send the URL for you to download

Viewing: By arrangement through agent

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For a free no obligation valuation of your own property call our Property Department on 01674 672353.