



lindsays

44 Elliot Street,
Arbroath DD11 3BZ

"Immaculately presented three bedroom terraced townhouse in a much sought after location."

- Hallway
- Lounge
- Kitchen/Dining/Family Room
- Three Double Bedrooms
- Family Bathroom
- WC & Ensuite
- Gardens

EPC Rating D

OFFERS OVER £240,000



Description

Lindsays are delighted to offer to the market this immaculately presented three bedroom, terraced townhouse in a much sought after location. Elliot Street is ideally situated for ease of access to a number of local amenities and services.

The property is in move in condition and offers versatile accommodation spread over three floors. The hallway has a deep store under the stairs and leads to a lovely lounge with feature fireplace and a beautiful open plan kitchen/dining/family room with bifold doors leading to the rear garden. Modern utility room and WC. On the first floor there is the master bedroom with ensuite, double bedroom and family bathroom with electric shower over the bath. The third bedroom is on the second floor and has a built in store. Benefits include double glazing, gas central heating and a number of original features.

Externally the rear garden is fully enclosed and laid with a combination of artificial lawn and paving for ease of maintenance. There are also two external stores.

This property can only be fully appreciated by viewing which is highly recommended.

Area

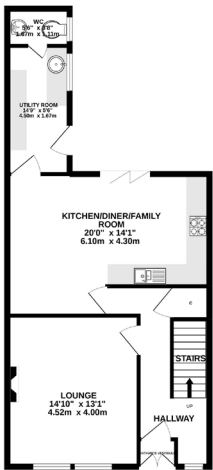
Arbroath lies on the North Sea Coast, around 16 miles east of Dundee and around 45 miles south of Aberdeen. Steeped in history, the large sandstone Abbey stands in the centre of the town being the place where the declaration of Arbroath was signed. Famous for the 'Arbroath Smokie' the town has a thriving 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

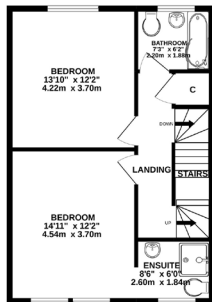
By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



GROUND FLOOR



1ST FLOOR



2ND FLOOR



We had every effort been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 purchaser. 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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T: 01382 802050 E: dundeeproperty@lindsays.co.uk W: property.lindsays.co.uk

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.