



lindsays

6 Auchmithie,
Arbroath, DD11 5SQ

"Two bedroom bungalow in idyllic seaside village."

- Hallway
- Lounge
- Kitchen/Dining
- Utility/Store
- 2 Double Bedrooms
- Bathroom
- Garden

EPC Rating D

OFFERS OVER £160,000



Description

Lindsays are delighted to offer to the market this two bedroom mid-terraced bungalow in the idyllic seaside village of Auchmithie. The property has a stunning outlook to the front of the property and is only a short walk to the lovely Auchmithie beach, with local amenities available via a short drive or bus ride into Arbroath where you can also find good rail and road links particularly with Dundee and Aberdeen. The property does require a degree of modernisation and benefits from solar panels, air source heating and double glazing.

The property all on one level comprises; hallway; bright and spacious lounge with stunning views; two generously sized double bedrooms both with built in storage; fitted kitchen with ample counter, cupboard and dining space that leads to a useful store that could be utilised as a utility room; and finishing off the property is the bathroom with shower over the bath.

Externally parking is available on the street outside the front of the property. The garden is to the rear of the property and this is a well maintained, large fully enclosed space laid mainly in lawn with a patio seating area ideal for enjoying during the summer months. There is an additional space at the back of the garden with a large shed and a patio area that could be utilised as parking.

This charming property would be suited to a variety of buyers and early viewing is highly recommended.

Area

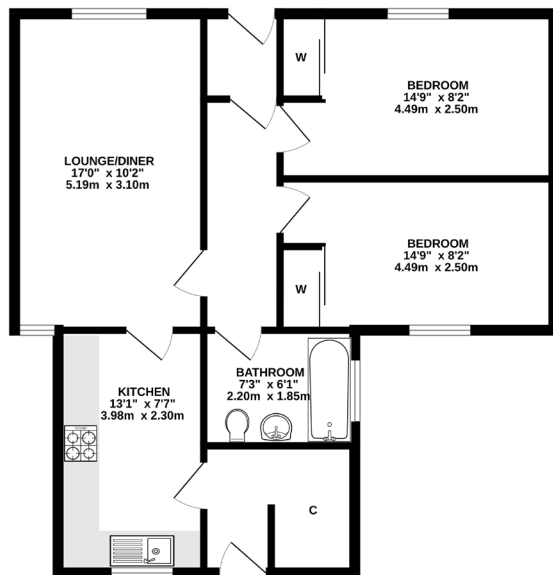
Arbroath lies on the North Sea Coast, around 16 miles east of Dundee and around 45 miles south of Aberdeen. It has become one of the largest fishing ports in Scotland and is famous for the 'Arbroath Smokie'. The town has excellent sports and leisure facilities, complimented with many local clubs, Golf, Tennis, Football, Rugby and Bowls. Arbroath's retail sector is steadily growing attracting more independent and multiple outlets.

Viewing

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



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, ceilings, doors and windows 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 materials, fixtures and appliances shown here are not been tested and no guarantee as to their operability or efficiency can be given.
Maplewell Homes Ltd 2023

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.