

Connelly Yeoman



50 LINTON ROAD
ARBROATH DD11 5HZ

END TERRACED
VILLA



Key Features

- Attractive End Terraced Villa
- Located in a popular residential area of Arbroath close to the town centre
 - Gas Fired Central Heating, Double Glazed windows, ample storage
 - Good sized, established gardens to the front and rear of the property



OFFERS OVER
£100,000

Property Description

This attractive, bright and airy, two bedroom END TERRACED VILLA is situated in a very popular residential area of similar styled properties and is within easy reach of Arbroath town centre and with most amenities and services close-by. The property provides well proportioned accommodation over two levels and benefits from Gas fired central heating and Double glazed windows. Access to the property is via a timber front door and glazed front door and uPVC and glazed rear door. The property sits on a good-sized garden plot, with gardens to the front and back. From the pavement an entry gate and a few steps leads up to the pathway. The front garden is laid out in lawn with borders of mature shrubs and bushes. A side pathway around the gable end of the property leads to the rear garden (right of access for bins). The large rear garden is laid out in a patio area, with a few steps up to a further raised lawn where there is a rotary clothes dryer and garden Shed. Overall, **whilst requiring a degree of upgrading/modernisation**, this property would suit a variety of buyers, perhaps of interest to First Time Buyers, and early viewing is recommended.

ACCOMMODATION: ENTRANCE HALLWAY, LOUNGE, KITCHEN; UPPER FLOOR LANDING, 2 BEDROOMS and BATHROOM.

ENTRANCE HALLWAY: Enter into the property via a timber front entrance door into the Hallway. In the hallway there is under-stair storage (where the gas central heating boiler is located). Wood-effect flooring, which is continued into the Lounge. CH Radiator. Staircase to the upper floor.

LOUNGE: Approx. 20' x 9'9. Bright and spacious Lounge, with a window to the front and a further rear-facing window which allows for ample natural light into the room. Ample space for furniture settings. Wood-effect flooring. Wooden fire surround and an Electric fire (**no guarantees given thereon**) with a marble-effect inlay and hearth. CH Radiator. A door leads off into the Kitchen.

KITCHEN: Approx. 13'4 x 7'10. The kitchen has fitted base and wall units in a cream colour, black worktop surfaces, stainless steel sink and drainer. Partial tiled splashback. Free-standing Cooker (**no guarantees given thereon**). Wood panelled ceiling with Inset downlights. Side-facing window. Double glazed rear door out to the rear garden.



UPPER FLOOR LANDING: A window at the top of the stairs allows for ample natural light. Built-in shelved storage cupboard. Access hatch into the loft space.

BEDROOM 1: Approx. 14' x 9'7". A bright, spacious bedroom, with two front-facing windows. High level built-in storage with louvre doors. CH Radiator.

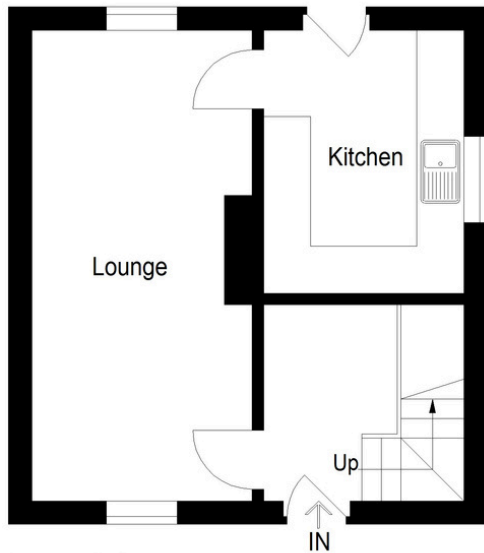
BEDROOM 2: Approx. 9'8 x 8'11". Another good-sized bedroom, with a rear-facing window. Built-in wardrobe with sliding mirror fronted doors. Inset ceiling downlights. Wood-effect panelled ceiling. CH Radiator.

BATHROOM: Approx. 6'5 x 5'7". Comprising a three piece white bathroom suite with a shower over the bath, shower rail and curtain. Partial wall tiling. Wood-effect laminate flooring. Rear-facing opaque glass window. CH Radiator.

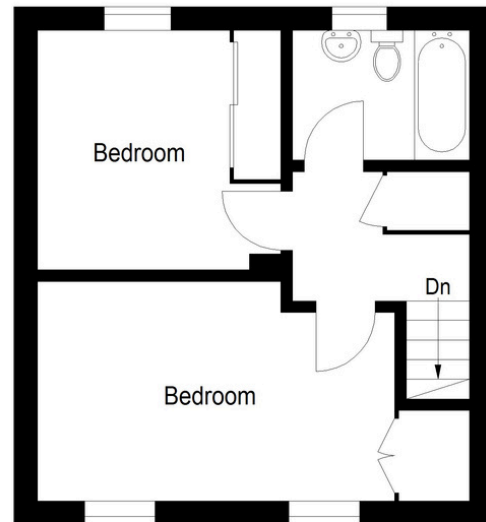
GARDENS: Entry gate and a few steps up to the pathway which leads to the front door. The front garden is laid out in lawn with borders of mature shrubs and bushes. A side pathway around the gable end of the property leads to the rear garden. Outside water tap. The large, rear garden is laid out in a patio area, with a few steps up to a further raised lawn area where there is a rotary clothes dryer and a garden Shed.



Property Professionals

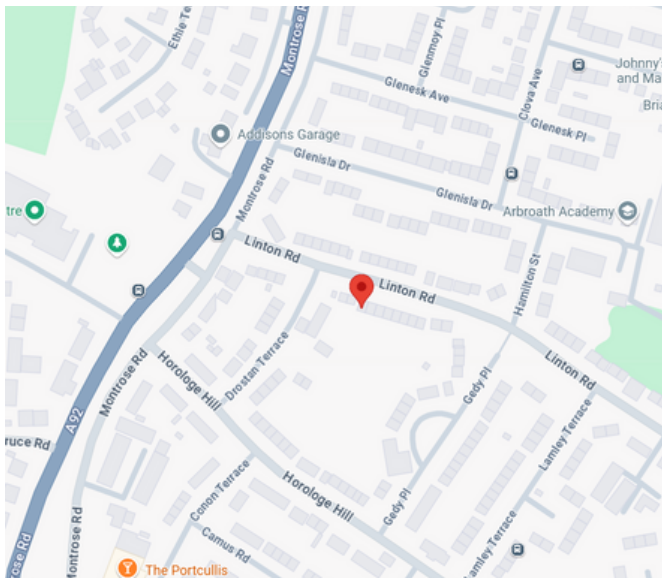


Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1175956 / Ref:90135)



These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

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