



lindsays

16 Spink Street,
Arbroath, DD11 3AS

"Spacious three bedroom home in popular location."

- Lounge
- Kitchen/Diner
- 3 Bedrooms
- Shower Room
- Gardens
- Double Glazing
- Gas Central Heating

EPC Rating C

OFFERS OVER £115,000



Description

Lindsays are delighted to offer to the market this spacious three bedroom end of terrace home located in a popular area within Arbroath. Spink Street is located within ease of access to a range of local amenities such as schools, shops, services, and recreational facilities. There are a number of superstores on hand while there is excellent transport links located nearby. The A92 offers an excellent commuter links to both Dundee and Aberdeen. The property benefits from gas central heating and double glazing throughout. Included in the sale are all floor coverings, light fittings and blinds where fitted along with integrated kitchen appliances and washing machine (no guarantees are provided).

The accommodation is presented to the market in move in condition and the ground floor comprises: Bright and spacious lounge with useful storage cupboard and a large fitted kitchen with ample counter, cupboard and dining space. Upstairs are two generously sized double bedrooms with one of them benefiting from a built in cupboard, a further single bedroom and a modern shower room with walk in shower.

Externally, to the front of the property is an easy to main chip stone garden. The main garden is to the rear of the property this is a well maintained, fully enclosed area mainly laid in lawn with a patio seating area and shed that is included in the sale. Parking spaces are available outside the front of the property.

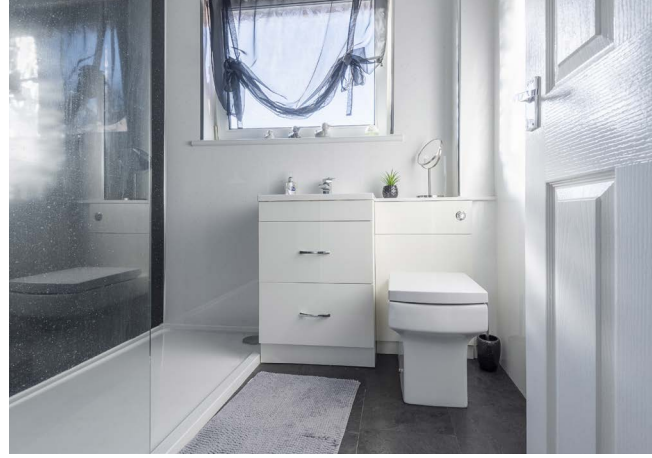
This lovely home will be suited to a variety of buyers and early viewing is highly recommended.

Area

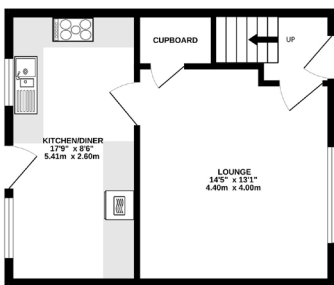
Arbroath lies on the North Sea Coast, around 16 miles east of Dundee and around 45 miles south of Aberdeen. It has become one of the largest fishing ports in Scotland and is famous for the 'Arbroath Smokie'. The town has excellent sports and leisure facilities, complimented with many local clubs, Golf,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

Viewing

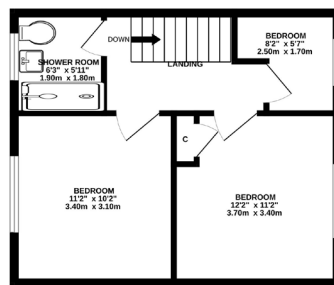
By appointment through Lindsays on 01382 802050 or dundeeproperty@lindsays.co.uk



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 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.