

Connelly Yeoman



4 BLOOMFIELD PLACE, ARBROATH DD11 3LP

END TERRACED VILLA



Key Features

- Attractive and well presented End of Terrace Villa
- Located in a popular residential area of the town close to amenities
 - Gas Central Heating and Double Glazing
- Neatly laid out and well tended gardens to the front, side and rear



OFFERS OVER

£115,000

Property Description

This attractive and well presented END TERRACED VILLA is ideally situated within a popular residential area of the town, close to most central amenities and services including shops, sports centre, and provides generously proportioned accommodation over two levels level. The property has been well maintained and enjoys the benefit of gas central heating, double glazing and ample storage. Outside there are neatly laid out and well tended gardens to the front, side and rear of the house. Viewing is essential to appreciate this property which would make an ideal first time buy or buy-to-let investment.

ACCOMMODATION:

Hallway, Lounge & Dining Area, Kitchen, 2 Bedrooms & Shower Room.

ENTRANCE HALLWAY:

Enter through Double Glazed front entrance door into the Hallway with staircase leading to the upper floor; large built-in understair storage cupboard. An oak and glazed internal door leads off the hallway into the Lounge.

LOUNGE & DINING AREA:

Lounge area approx.. 11'8 x 11'3. A well proportioned lounge with large picture window overlooking the front of the property, feature focal point Electric fire with pebble detail; laminate wood flooring continued through into the Dining Area which measures approx. 7'11 x 7'10 which affords ample space for table and chairs, with a window overlooking the rear.

KITCHEN:

Approx. 10'2 x 9'. The kitchen is fitted with a good range of base and wall units in a light oak effect veneer, worktop surfaces and sinktop, splashback wall tiling and tiling thereafter to dado height; **built-in Gas Hob with extractor hood above, Electric Oven**; plumbing and space for automatic washing machine, space for fridge/freezer; laminate wood flooring; window overlooking the rear of the property. A further built-in cupboard area affords storage and housing the gas central heating boiler. Double glazed door out to the rear garden.



UPPER FLOOR landing area with a window which allows ample natural light onto the upper floor landing area; access to the Bedrooms and Shower Room.

BEDROOM 1:

Approx. 11'1 x 10'10. Spacious double bedroom with rear facing window overlooking the rear garden; built-in double wardrobes; neutral decor, ceiling coving and a radiator.

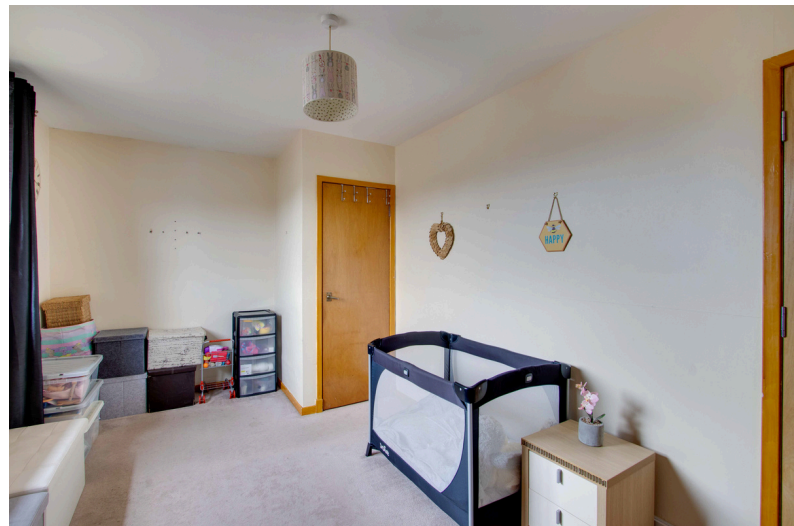
BEDROOM 2:

Approx. 15'8 x 9'1. A good sized bedroom with large front facing window; two built-in storage cupboards, neutral decor and a radiator.

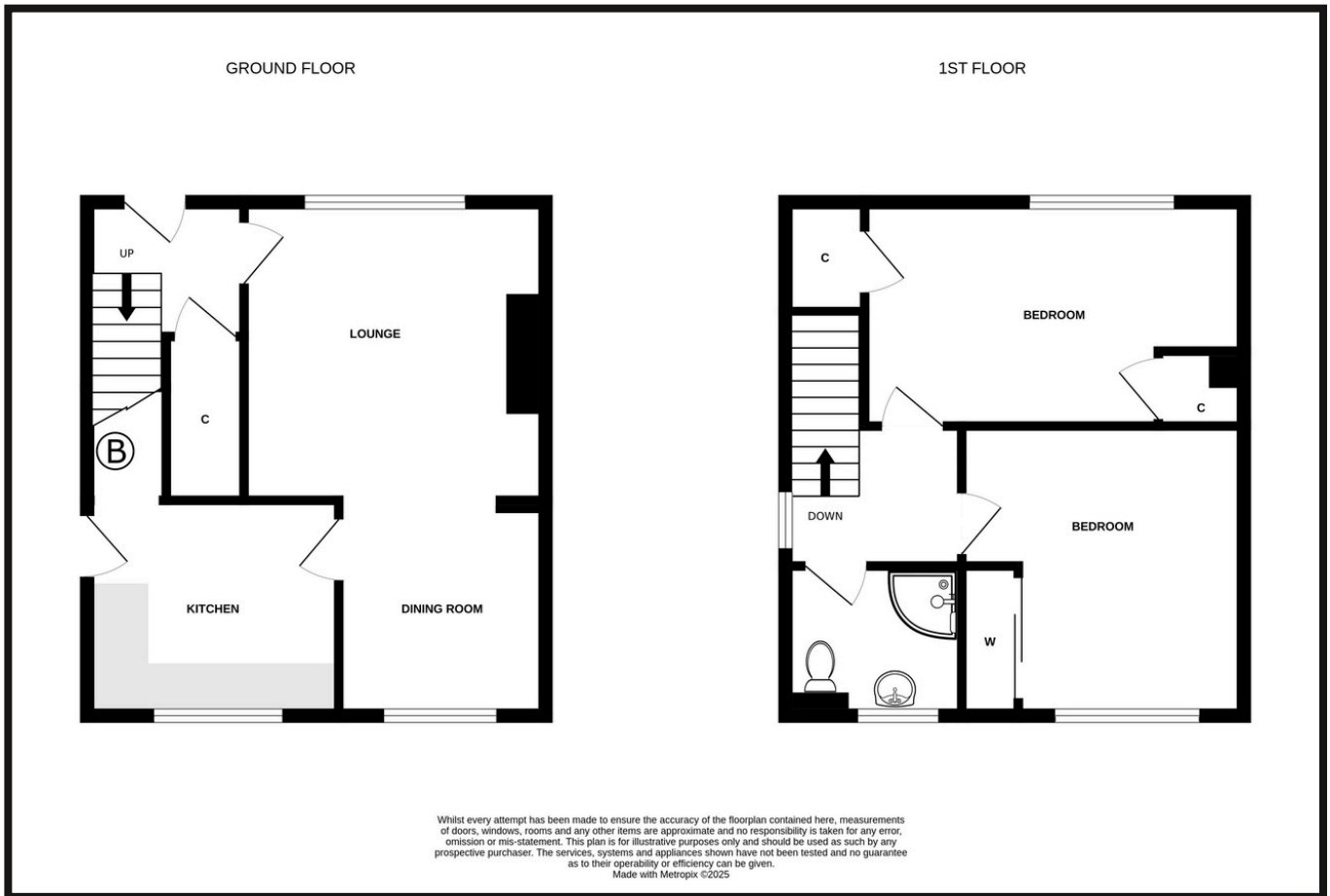
SHOWER ROOM:

Approx. 6'7 x 5'3. Comprising two piece white suite with fitted vanity unit below the wash-hand basin, quadrant shower cubicle; fully wall tiled; parador style panelled ceiling; tiled floor and a radiator.

OUTSIDE: Neatly laid out front garden with hedging boundaries, side pathway with hedging leading to the rear garden which is again very neatly laid out with lawn area, flower borders with shrubs and plants, and a large storage Outhouse is included.



Property Professionals



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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