



32 ANNFIELD DRIVE, ARBROATH, DD11 2EJ
OFFERS OVER £80,000



LCD

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HOME REPORT VALUATION £80,000

EPC RATING D



This one bedroom mid-terraced bungalow is situated within a popular residential area of similar style properties at the end of a quiet cul-de-sac in Arbroath. The property is ideally located for easy access to all amenities including grocery stores and shopping facilities. The property is also a short walk from Keptie Pond and Arbroath Cricket Club. The property is in need of some upgrading which is reflected within the valuation.

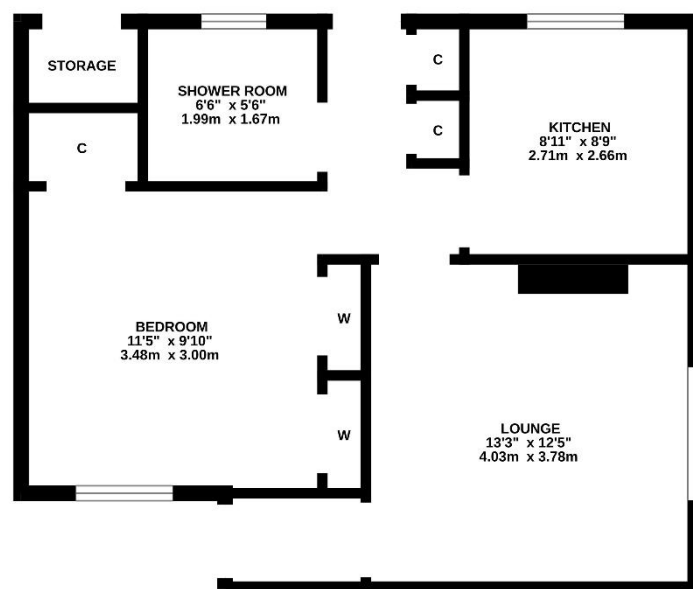
The property opens to the entrance vestibule which leads into the spacious lounge. The lounge is fitted with carpet flooring and benefits from a large window providing natural light into the room. The kitchen is located to the rear of the property and is fitted with white wall and base units with a contrasting dark worktop. The stainless steel sink is below the South facing window providing views over the garden area. There is space for white goods and the free-standing cooker is included within the purchase price.

The double bedroom has suitable storage space by way of two double wardrobes and a further single wardrobe. The shower room is fitted with a walk-in shower cubicle with a wet wall surround, wash hand basin and WC.

Externally there is a south facing communal drying green together with a small patio area. Parking is available to the rear of the property off Hawthorn Place.

Viewing is recommended to fully appreciate the potential of this property.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, 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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