

Connelly Yeoman



**38 NEWTON AVENUE
ARBROATH DD11 3JU**

TERRACED VILLA



Key Features

- Two Bedroom Terraced Villa offering well proportioned rooms
- Located in a popular residential area within easy reach of central amenities
- Gas Fired Central Heating and newly installed Double Glazing, ample storage
- Established and easily maintained Gardens to the front and rear



OFFERS OVER
£115,000

Property Description

This attractive, bright and airy, two bedroom TERRACED VILLA is ideally situated within the popular residential area known locally as "Bloomfield" and is located close to the town centre amenities and services. The town of Arbroath is well served by local shops and national supermarkets, DIY stores, national takeaways, and of course there is the ever popular coast and seafront areas of the town. The property offers well proportioned accommodation over two levels and benefits from Gas fired central heating and Double glazing which is newly installed. Externally, there are mature gardens to the front and rear. The front garden is enclosed, with stone-chip area and lock-block pathway to the front door. Side gate for bin access. The rear garden is well laid out, fairly easy to maintain, with stone-chip areas, circular patio area, established shrubs and bushes, and a Garden Shed is included. Overall, this property would suit a variety of buyers, perhaps of interest to First Time Buyers, and early viewing is recommended to avoid disappointment.

ACCOMMODATION: ENTRANCE HALLWAY, LOUNGE, KITCHEN; **UPPER FLOOR:-** 2 BEDROOMS, BOXROOM/STUDY, SHOWER ROOM.

ENTRANCE HALLWAY: Entry via a double glazed front entrance door into the Hallway, where there is storage space underneath the stairs (electric meter and fuse box located here). Front-facing window. CH Radiator. Staircase to the upper floor accommodation. Glazed panel door into the Lounge.

LOUNGE: Approx. 12'8 x 21'7. A bright and spacious Lounge, with both front and rear-facing windows. Ample space for dining to the rear of the room. Feature stone fireplace incorporating an Electric Fire (no warranties given thereon), TV plinths and display areas. Fitted wall lights. CH Radiator.

KITCHEN: Approx. 12'7 x 12'7. Base and wall mounted units, worktop surfaces incorporating a stainless steel sink with mixer tap. Electric Cooker included (no warranties given thereon). Plumbing and space for an automatic washing machine (the washing machine and fridge/freezer are included in the sale but no warranties given thereon). CH Radiator. External door out to the rear garden.



UPPER FLOOR LANDING: Staircase leading to the upper floor accommodation. Access hatch into the loft space. Access to the Bedrooms and Shower Room.

BEDROOM 1: Approx. 16'2 x 10'6. A spacious double bedroom, with a rear-facing window. One wall is complete with built-in cupboards, shelving and hanging space wardrobes and overhead storage cupboards. There is also a further built-in cupboard with shelf and hanging space, this cupboard houses the Gas boiler). CH Radiator.

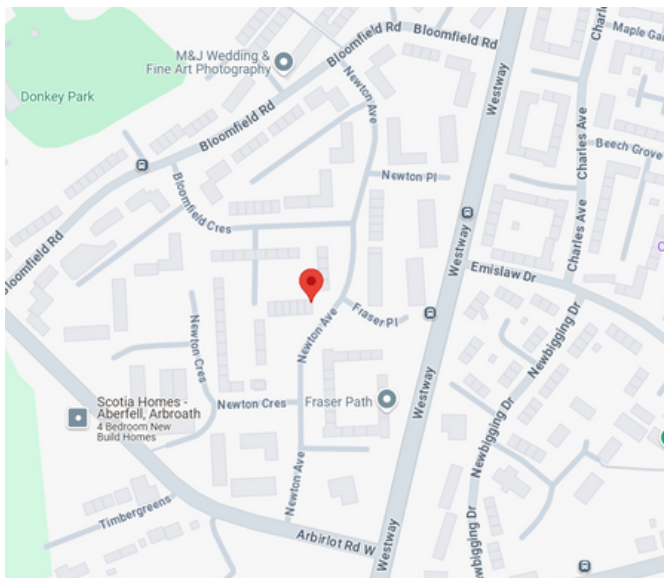
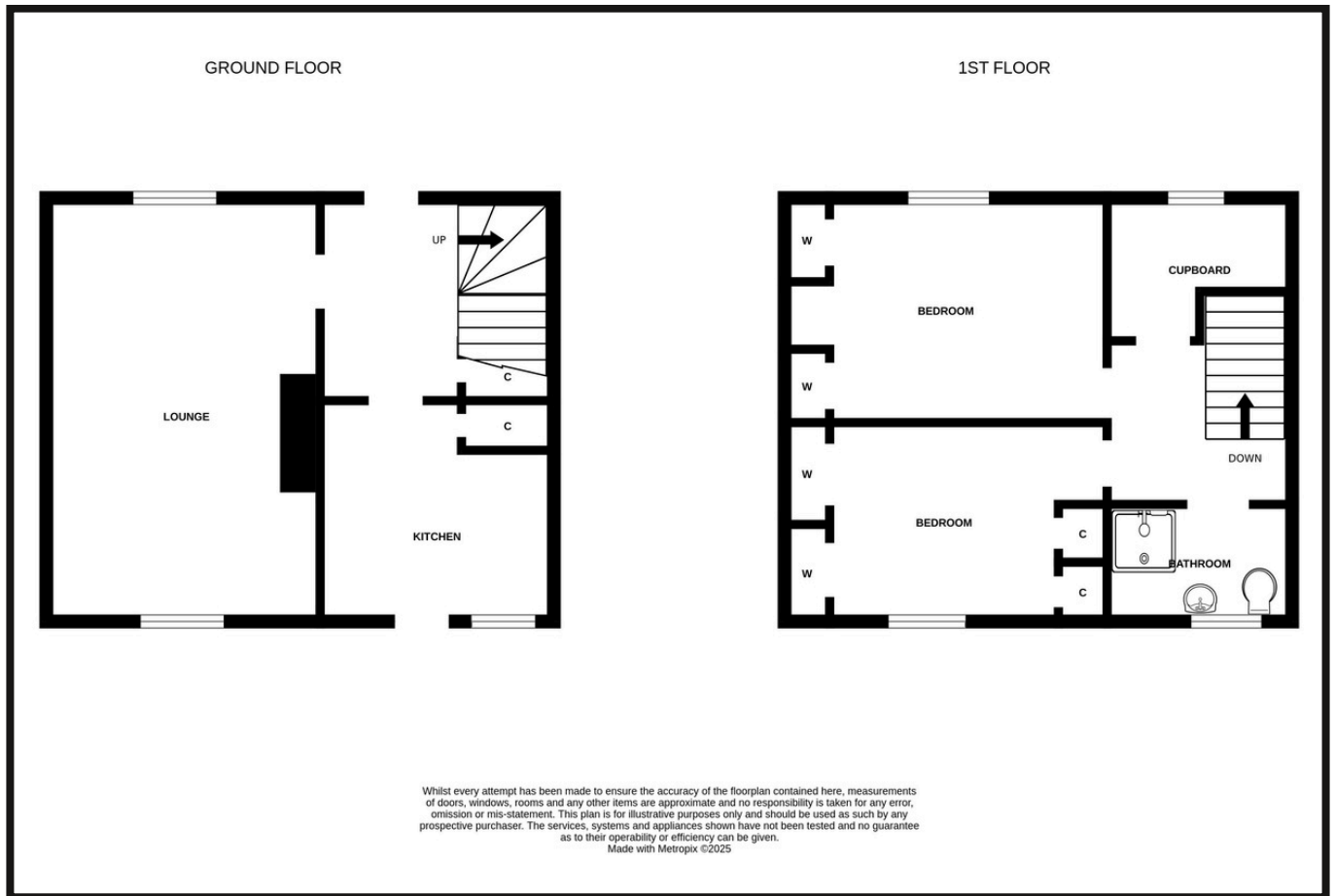
BEDROOM 2: Approx. 16'3 x 10'9. Another spacious double bedroom, with a front-facing window. Built-in wardrobe fitment with shelf and hanging space, overhead storage and a central vanity area. CH Radiator.

BOXROOM/STUDY: Approx. 7'4 x 7'6 (at widest). With a front-facing window, an ideal Study/Home Office room, with fitted shelving and storage space.

SHOWER ROOM: Approx. 7'8 x 6'6. Recently upgraded shower room, comprising a vanity unit incorporating the wash-hand basin. WC and a shower area with glass screen with power shower and hand-held deluge attachment. Modern wet wall panel finish. Parador ceiling with spotlights. Bathroom fittings. Rear-facing window allows for natural light and ventilation.



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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