

Connelly Yeoman



**50B FERGUS SQUARE
ARBROATH DD11 3DW**

**STONE-BUILT TERRACED
COTTAGE DWELLING**



- Quaint and charming Terraced Cottage “tucked away” in a central area of Arbroath
- Within easy reach of amenities and services, including Supermarkets and shops, etc
 - Gas Fired Central Heating and Double Glazed Windows
 - Mature garden area with two stone-built Outhouses



OFFERS OVER
£100,000

Property Description

This quaint, stone-built TERRACED COTTAGE DWELLING is located in a popular residential area of Arbroath, within easy reach of central amenities and services, and is "tucked away" up a small lane giving pedestrian access to the property. The property offers accommodation on one level and benefits from Gas fired central heating and most of the windows are Double glazed (in keeping with the cottage style of the property). Any future buyer of the property may require to carry out a degree of upgrading/renovation, adding value for the future. Externally, there is a lovely, mature garden, laid out in lawn with trees and shrubs, stone-chip pathway, and all tucked away, enjoying a sunny aspect. Overall, this attractive Cottage property may suit a variety of buyers, from both ends of the property ladder, ie First Time Buyers or perhaps a good "downsize" property, all located within close proximity to the town centre, and early viewing is recommended.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, BEDROOM 1, LOUNGE, KITCHEN, REAR HALLWAY, BATHROOM, SPARE ROOM/BOXROOM.

ENTRANCE HALLWAY: Enter into the property via the double glazed entrance door which leads into a small downstairs Hallway. The first room is a downstairs main Bedroom.

BEDROOM 1: Approx. 12'2 x 9'8 with a double glazed front-facing window overlooking the garden area. Built-in storage with wooden louvre doors.

LOUNGE: Approx. 13'7 (at longest) x 12'2 with a double glazed front-facing window. Fireplace with an electric fire, marble-effect hearth and inlay. Doors leading off the Lounge. Steps up into the Kitchen.

KITCHEN: Approx. 12'2 x 5'8 with an original single-glazed, rear-facing window and a double glazed window overlooking the garden. The kitchen has base and wall mounted units in a country-style shaker wood veneer finish, tiled splashbacks, sinktop. Electric Hob and Oven below. The gas central heating boiler is situated here. Plumbing and space for an automatic washing machine.



REAR HALLWAY: This leads into the Bathroom.

BATHROOM: Approx. 8'5 x 6'1. Comprising a three piece white bathroom suite with a shower over the bath and partially tiled walls. A large window allows for ample natural light.

SPARE ROOM/BOXROOM: Approx. 12'2 x 6' with a roof window which allows for ample natural light into the room. This room could be used as a small single bedroom if required. There is a built-in storage cupboard with shelving and hanging rail.

GARDEN: There is a delightful, cottage-style garden which has lawn area, stone-chip and paved pathway to the house, mature shrubs and trees, all tucked away and enjoying a sunny aspect.



Property Professionals

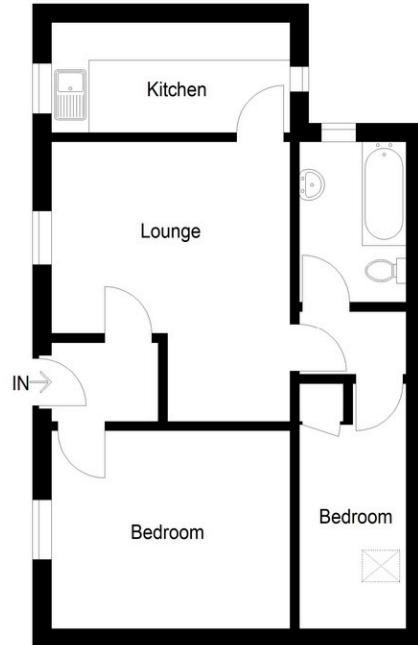
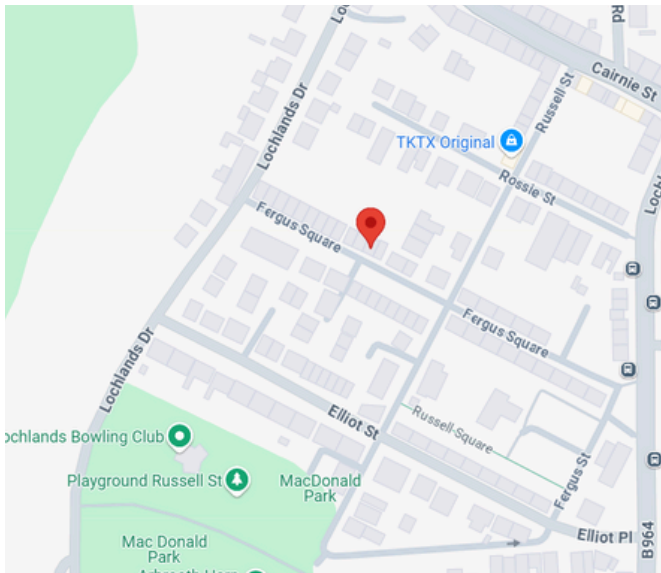


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Not To Scale (ID:1206889 / Ref:90666)



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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