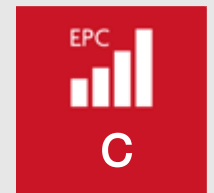
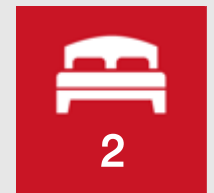




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64 Warddykes Avenue,
Arbroath, Angus DD11 4AW





Summary

Well-presented mid-terraced villa situated within a popular residential location. The property, which has recently been redecorated, offers spacious and modern accommodation comprising: hallway, spacious lounge with patio doors to front garden, fitted kitchen, modern shower room and two well-proportioned bedrooms. Double glazing, gas central heating, ample storage space, wood panelled doors and attic. Gardens to the front and rear. The rear garden benefits from a timber shed, decking and artificial lawn. There is plentiful unallocated parking available.

Features

- Mid Terrace Villa
- Popular Residential Area
- Lounge
- Kitchen
- Shower Room
- 2 Bedrooms
- GCH & D/G
- Private Gardens
- EPC C
- Council Tax Band B

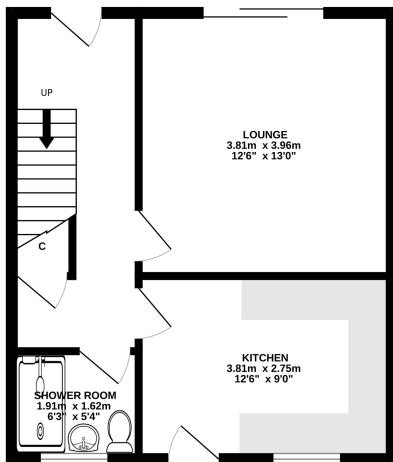
Room Measurements

Lounge: 12' 9" x 12' 9" (3.89m x 3.89m)
 Kitchen: 12' 9" x 9' 0" (3.89m x 2.74m)
 Shower Room: 6' 3" x 5' 5" (1.91m x 1.65m)
 Bedroom: 12' 7" x 9' 5" (3.84m x 2.87m)
 Bedroom: 12' 0" x 9' 7" (3.66m x 2.92m)

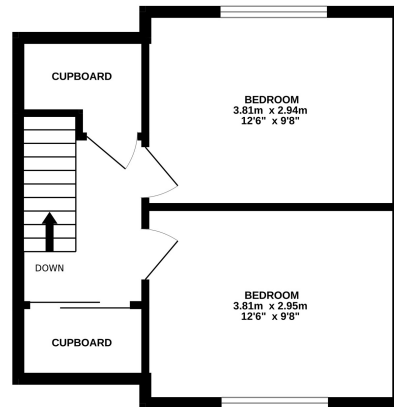


Floorplan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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