



25 CAMUS ROAD, ARBROATH, DD11 5AW

END TERRACED VILLA



- Set within a popular location close to schools and shops
- A family home of generous proportions
- Decorated in neutral colours
- A mature rear garden with entertainment area and Garage



OFFERS OVER
£115,000

Property Description

This END TERRACED VILLA, although requiring a degree of modernisation, must be viewed to appreciate the bright spacious accommodation on offer. Set within a popular location, close to shops and schooling at both primary and secondary levels, this good size family has the advantage of a dressing room and ensuite to the master bedroom which could be converted back into a third bedroom if needed. Decorated in neutral tones with an electric heating system incorporating a new boiler and double glazing, There is a spacious lounge with multi burner and tiled hearth, sliding doors to the dining room and an open plan kitchen/dining area provides ample space for entertaining, the family shower room is on the ground floor also. On the upper floor there is a well appointed master bedroom with dressing room and en suite shower room and a further double bedroom. The property benefits from mature gardens, with a sunny covered patio area, a lawn, a greenhouse and storage area. There is a separate garage and a small parking area to the front of the property. Arbroath is served by various amenities, including a variety of local and national shops, cafes and restaurants, primary and secondary schools. Only minutes drive from the A92 which gives an easy commute to Dundee and onwards.

ACCOMMODATION:

LOUNGE AND DINING ROOM, KITCHEN, 2 BEDROOMS, ONE WITH EN SUITE/DRESSING AREA, FAMILY SHOWER ROOM.

HALLWAY:

Entry is via a small vestibule and onward into the hallway with large understairs storage area.

LOUNGE AND DINING ROOM:

Approx. 14'2 x 12'3. A good size lounge with neutral decor, a large front facing window, multi fuel burner with tiled hearth, sliding doors to access the wood panelled dining area measuring Approx. 10'7 x 7'11. A secret panel door leads to a storage area measuring Approx. 7'2 x 3'1. which also houses the boiler.

KITCHEN/DINING:

Approx. 13'9 x 10'4. Open from the dining area with ample room for table and chairs, woodgrain and cream coloured wall and base mounted units and a cream work surface. Stainless steel sink and drainer, under counter fridge, built in oven, space for a dishwasher, washing machine and tumble dryer. Large picture window looking over the rear garden and a further side window giving lots of natural light.

UPPER HALLWAY:

Large window gives plenty of natural light.

FAMILY SHOWER ROOM:

Approx. 6'6 x 5'6. A lovely bright room with a window. Fully tiled, shower, WC and wash hand basin.



BEDROOM 1:

Approx. 11'3 x 9'10. This rear facing bedroom has been converted to include a dressing room which measures Approx. 7'4 x 5'8. With a triple wardrobe space, double hanging rails, this room also has a window and could be changed back to form another bedroom if this was needed by the new owners.

EN SUITE:

Approx. 9'9 x 2'10. A sliding door leads into this fully tiled ensuite with shower, WC and wash hand basin.

BEDROOM 2:

Approx. 11'8 x 10'4. A lovely bright front facing room with ample storage incorporating a full wall of built in wardrobes with mirror doors.

GARDENS/GARAGE:

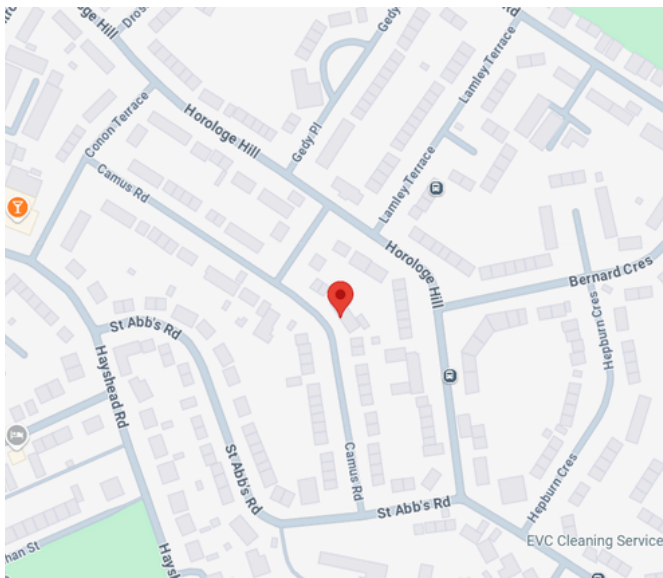
The front garden is laid out in lawn bordered with hedging, a small patio area and an off street parking area at the front laid out in mono block. Large mature rear garden with greenhouse, large store, under covered area with patio. At the front there is also the advantage of a garage.



Property Professionals



Illustration For Identification Purposes Only. Not To Scale (ID:1217766 / Ref:90882)



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