

Shiells

Solicitors & Estate Agents



**72 Hayshead Road, Arbroath,
DD11 5AT EPC:C**

Offers Over **£135,000**

72 Hayshead Road, Arbroath

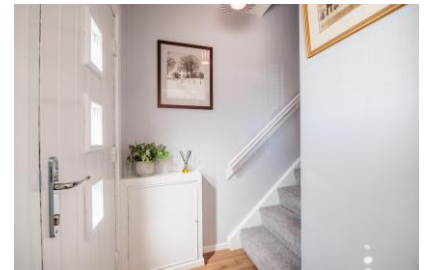
Immaculate 2-bedroom semi-detached house

Overview

- Semi-Detached
- 2 Bedrooms with built in storage
- Lounge with Log Burner
- Kitchen & Utility Room
- Shower Room
- Front & Rear Garden
- Gas Central Heating
- Double Glazing
- Driveway
- Close to local Amenities



A perfect home for first time buyers or a small family.



Do not hesitate to view this immaculate semi-detached house, Close to local amenities such as schools, bus links & a short walk into the town center. On the ground floor there is a bright and cozy front facing lounge with a log burner, a modern kitchen leading through to the utility room and side door access to the enclosed rear garden. The upper accommodation has a modern shower room and two spacious double bedrooms with ample built in storage.

This property benefits from Gas central heating and double glazing.



Extras

Included in the sale are all curtains and blinds, fridge and freezer and a shed.

Exterior

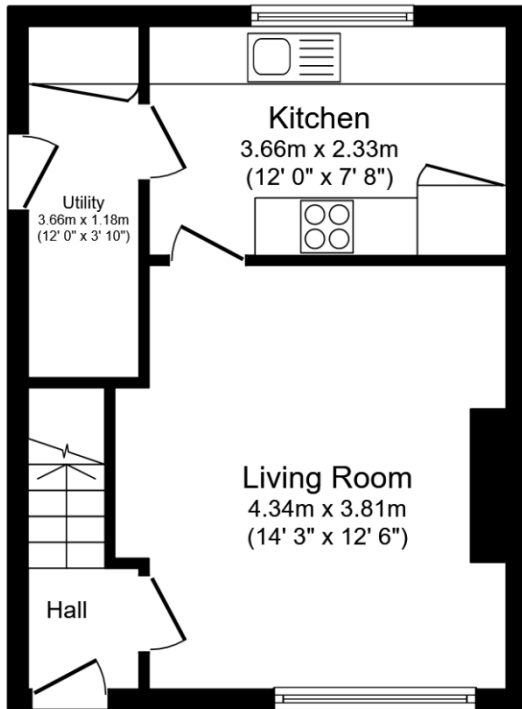
To the front of the property there is a generously sized front garden which is mainly laid to lawn, has side gate access to the rear garden and a private driveway.

The enclosed rear garden is mainly laid to lawn and has a decking area, perfect for relaxing in the summer.



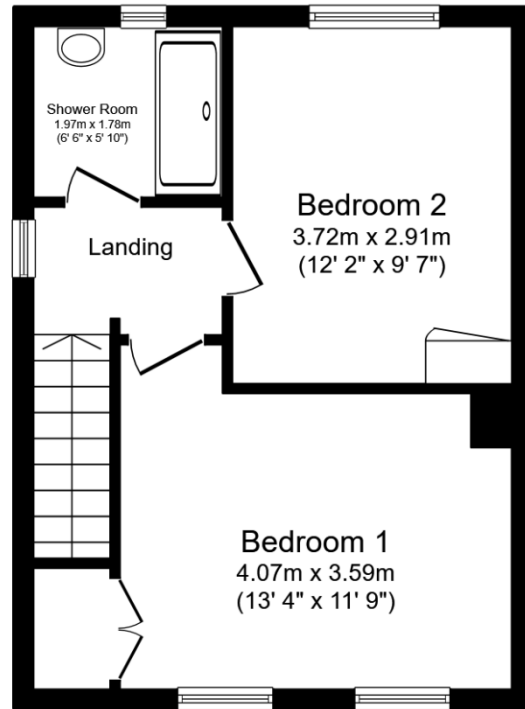
Directions:

Use "what3words"
///plenty.coats.larger



Ground Floor

Floor area 34.4 sq.m. (370 sq.ft.)



First Floor

Floor area 34.4 sq.m. (370 sq.ft.)

Total floor area: 68.7 sq.m. (740 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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