



MICHAEL A. BROWN
— Solicitors & Estate Agents —



10 Bloomfield Place, Arbroath, DD11 3LP

Offers Over **£125,000**



- End Terraced Villa
- Fully modernised
- Rear Driveway
- Front & Side Gardens
- Enclosed Rear Gardens
- Solar Panels
- Hallway; Toilet
- Lounge Dining
- Kitchen
- 2 Double Bedrooms
- Shower Room
- Combi GCH; UPVC DG

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This attractive and modernised END TERRACED VILLA is situated in a quiet cul-de-sac with open aspects. There is a rear driveway with garage off Arbirlot Road and secluded south west facing rear and side gardens, large garden room and separate garden store. The house benefits from combi gas central heating, UPVC double glazed windows and doors and solar roof panels. There is easy access on to nearby Westway and the retail park.

GROUND FLOOR

ENTRANCE HALL

UPVC front entrance door. Stair to upper floor.

TOILET

White toilet and wash hand basin. Extractor fan.

LOUNGE/DINING

A bright lounge with rear dining area. Oak fireplace with inset electric stove fire. Rear double french doors lead onto the south west facing rear garden.

KITCHEN

Fully fitted with oak finish wall and base units and granite effect worktops. Splash back tiling. Slot in gas cooker. Inset carbonate 1 ½ bowl sink with drainer. Plumbed for automatic washing machine. Integral dishwasher. UPVC external door to side garden. Vinyl flooring. Window overlooks rear garden. Storage cupboard housing combi gas boiler.

UPPER FLOOR

HALL

Hatch to attic suitable for storage.

DOUBLE BEDROOM

Built in double wardrobes with mirror sliding doors. Window overlooks rear garden.

DOUBLE BEDROOM

Two built in wardrobe cupboards. Double wardrobe with mirror sliding doors. Window overlooks front garden.

SHOWER ROOM

Full wet walls. White toilet and wash hand basin. Shower compartment with electric shower. Tile effect vinyl flooring. Opaque window.

GARAGE

Monoblock driveway with gates leading off Arbirlot Road. Brick built garage with up and over door and power and light and courtesy side door.

FRONT GARDENS

Laid out with chips and mutual paved path leading to the cul de sac end. The south west facing rear gardens are enclosed by timber fencing and provides a high degree of privacy. Large garden room/summerhouse with UPVC double glazed french doors and side window. Power and light. Garden swing. The enclosed side garden is mainly paved and with access to both the house and the garage. Outside water tap.

EXTRAS

Included are all fitted carpets, blinds, light fittings, cooker and dishwasher.

LOCATION

Off Westway/Arbirlot Road.

EPC – C

HOME REPORT VALUATION - £125,000



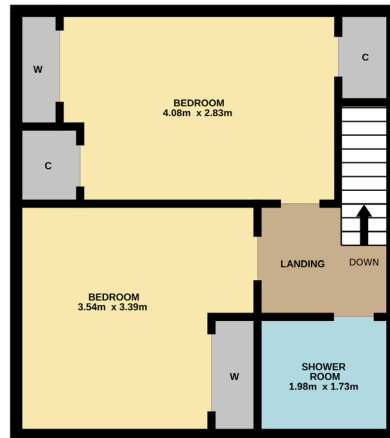
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GROUND FLOOR
36.6 sq.m. approx.

1ST FLOOR
36.6 sq.m. approx.



These particulars are prepared in good faith but are not warranted and do not form part of any contract.
All measurements approximate.



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