Connelly Yeoman



1 BLOOMFIELD GARDENS, ARBROATH, DD11 3LJ

END TERRACED VILLA







- Spacious family home
- Ideally located in a popular residential area
- Gas central heating and double glazing
- Easy to maintain rear garden with patio



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OFFERS OVER

£120,000

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Property **Description**

This spacious END TERRACED VILLA is located in a popular residential area of the town. Primary and secondary schools and Dundee & Angus College are within walking distance as are a good selection of local shops and supermarkets. There are numerous leisure opportunities in Arbroath including sports centres, playparks, the splendid marina and working harbour, Keptie pond and cliff top walks. The property offers spacious accommodation and benefits from gas central heating and double glazing. The ground floor comprises of a lounge with patio doors leading out into the rear garden and a dining kitchen, the upper level has three bedrooms and a family bathroom. There is an easy to keep rear garden laid out to lawn with a mono block seating area and is fully enclosed by a wall and parking is on street.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, LOUNGE, DINING KITCHEN, THREE BEDROOMS, BATHROOM

ENTRANCE:
The front door has an external storage cupboard suitable for bike storage and also houses the meter box.

INNER HALLWAY:
A welcoming hallway with carpet flooring and a staircase leading to the upper level. Built in storage cupboard with shelving.

LOUNGE: Approx. 15'5 x 12'6. With neutral decor, a decorative fireplace, fully carpeted and with rear facing sliding patio doors leading into the garden and an understairs storage cupboard.

DINING KITCHEN: Approx. 12'1 x 9'10. Fitted with a range of base and wall units with coordinating work surfaces. Stainless steel sink with mixer tap, 4 burner gas hob with extractor hood, integrated electric oven and grill, plumbed space for washing machine and tumble dryer and space for a full height fridge freezer. This good size kitchen has ample space for dining table and chairs, tile effect flooring and a window overlooking the rear garden. A Pantry style cupboard gives lots of storage.

UPPER FLOOR: The staircase leading to the upper floor landing is fully carpeted and on the landing there is a ceiling hatch giving access to loft space and a storage cupboard housing the boiler.









BEDROOM 1:
Approx. 11'9 x 10'9**.** A nice double room with carpet flooring, and great storage in a wall of built in wardrobes with sliding mirror doors.

BEDROOM 2: Approx. 9'10 x 7'11. with neutral decor, a side facing window.

BEDROOM 3: Approx. 9'11 x 12'. Another double room with carpet flooring and a rear facing window.

BATHROOM:
Approx. 6'4 x 5'10. With a three-piece coloured suite and a mains power shower over the bath. Wall tiling throughout and tile effect flooring and a front facing opaque window.

GARDEN: The easy to keep rear garden is all laid to lawn with a mono block patio area for seating and fully enclosed by a wall.





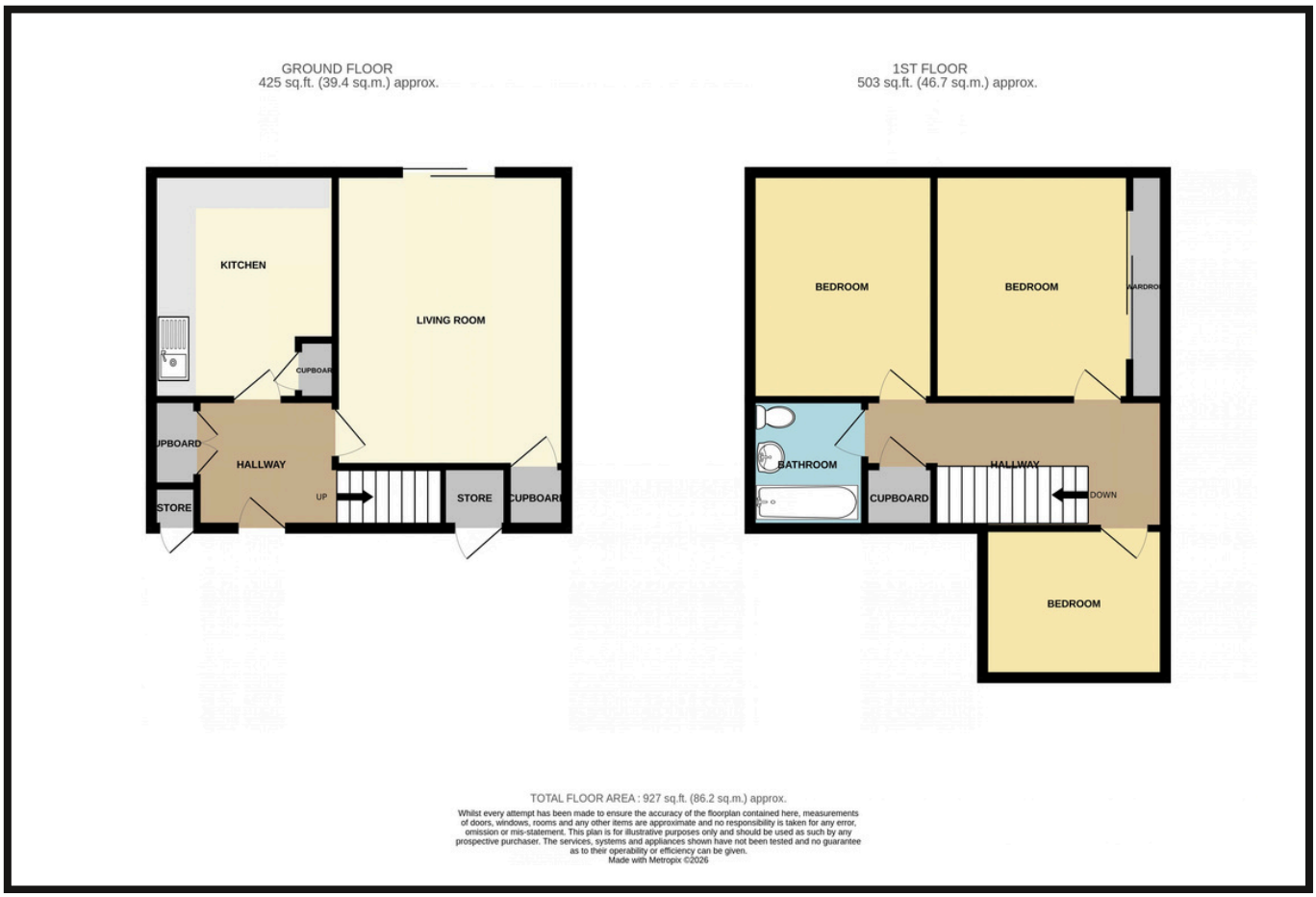


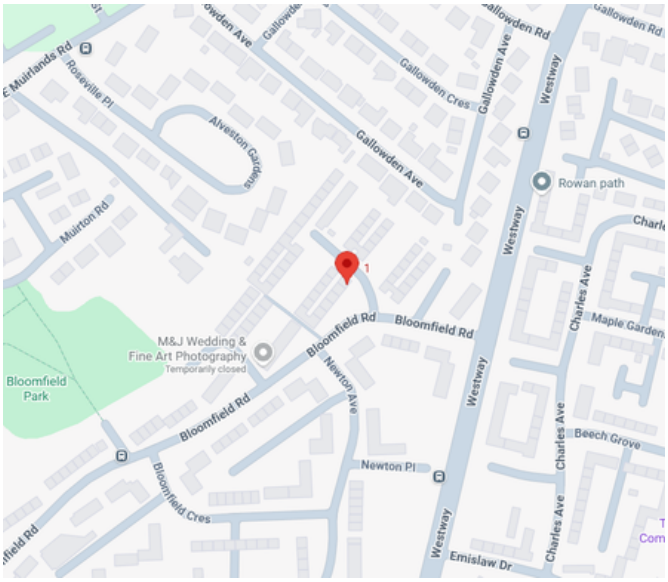






Property Professionals





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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