



29 Ogilvy Place, Arbroath, DD11 4DE

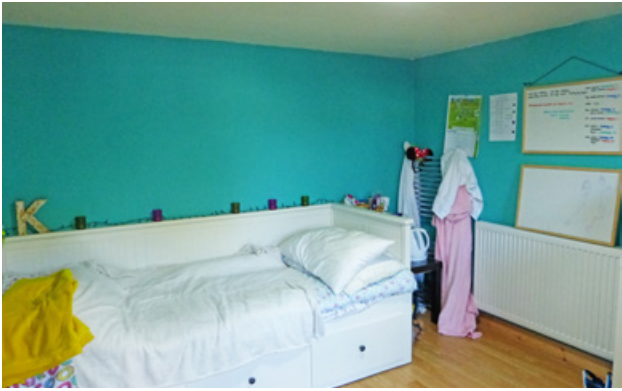
Exceptionally spacious end-terraced villa situated within a popular residential area convenient for railway and bus stations, shopping facilities and educational amenities.

The property, which benefits from partial double glazing and gas central heating, offers well-presented versatile accommodation throughout comprising: Entrance vestibule with glazed door leading to hall. Spacious hallway with stairs leading to first floor landing and storage cupboard below. Ceramic tiled floor. Door leading to rear garden. Sitting room/Dining room located to the rear of the property with easy access to dining kitchen. Kitchen is fitted with quality base units and matching work surfaces incorporating stainless steel sink unit and drainer. Plumbing for automatic washing machine. Oven and hob. Ample space for dining table. First floor landing with rear facing window and storage cupboard. Lounge/Bedroom one is located to the rear of the property with window overlooking garden. Ample space for occasional furniture. Bright double bedroom located to the front of the property. Bathroom fitted with three piece white suite comprising: WC, wash hand and bath with separate shower cubicle. Heated towel rail. Attic floor with access to bedroom and study. Spacious bedroom located to the rear of the property with double glazed window. Ample space for both bedroom furniture and occasional furniture. Study/Bedroom 4 with velux window.

Externally there is a garden to the rear which is mainly laid to lawn. Separate basement guest room with ensuite shower room.

Viewing is highly recommended.

- Deceptively Spacious End-Terraced Villa with Accommodation Over Three Levels
- Entrance Vestibule
- Hall
- Sitting Room
- Dining Kitchen
- Lounge/Bedroom
- Additional Double Bedroom
- Attic Room/Bedroom 3
- Study/Bedroom 4
- Family Bathroom
- External Basement with Guest Suite
- Partial Double Glazing
- Gas Central Heating
- Garden to Rear
- Viewing Highly Recommended
- EPC Rating D



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Room Dimensions

Vestibule	5'11 x 3'3	(1.80m x 0.99m)
Sitting Room	12'9 x 10'8	(3.89m x 3.25m)
Dining Kitchen	11'7 x 10'11	(3.53m x 3.33m)
Lounge/Bedroom 1	10'9 x 10'5	(3.28m x 3.18m)
Bedroom	14'0 x 11'11	(4.27m x 3.63m)
Attic Bedroom	16'10 x 10'9	(5.13m x 3.28m)
Attic Study/ Bedroom	7'10 x 7'3	(2.39m x 2.21m)
Family Bathroom	7'3 x 6'0	(2.21m x 1.83m)
Basement Guest Room	11'3 x 9'6	(3.43m x 2.90m)



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Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.

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