



53 Bloomfield Road
Arbroath
DD11 3LG

Description:

Attractive mid-terrace villa situated within a popular residential area convenient for shopping amenities, public transport and educational facilities.

The property, which benefits from double glazing and gas central heating, comprises entrance hall with stairs leading to upper floor and storage cupboard below. Spacious lounge with front and rear facing windows, ample space for occasional furniture, feature fireplace with coal effect fire and laminate flooring. Kitchen fitted with both wall mounted and base units, contrasting work surfaces incorporating stainless steel sink unit and drainer, matching breakfast bar, window overlooking rear garden, plumbing for automatic washing machine and space for fridge freezer. Study/Box room located to the front of the property housing central heating boiler with window and coat hanging facilities.

Upper hall with storage cupboard. Bedroom one located to the front of the property with built-in wardrobe. Bedroom two is located to the rear of the property with window overlooking rear garden. Bedroom three is also located to the rear of the property with window and storage cupboard. Shower room fitted with two piece suite comprising WC, wash hand basin, separate shower cubicle and heated towel rail.

Externally there are gardens to both the front and rear, the latter providing a patio area, lawn and outhouse.

Viewing is highly recommended to appreciate this ideal family home.

Please note that no warranties can be provided for the services and appliances left in the property.

EPC: D

Location:





- Mid-Terrace Villa
- Hall, Lounge
- Fitted Kitchen
- Study/Box Room
- Three Bedrooms
- Shower Room
- DG, Gas CH
- Gardens to Front & Rear
- Viewing Highly Recommended
- EPC Rating D

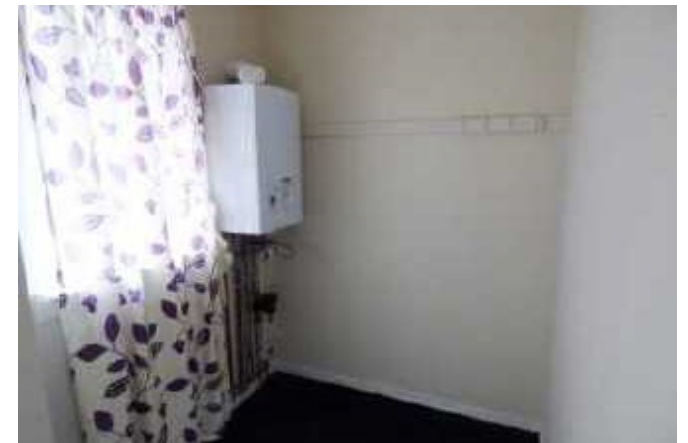
Viewings & Enquiries:

Thorntons Property Services

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Tel: 01241 876633

Ref: 27229



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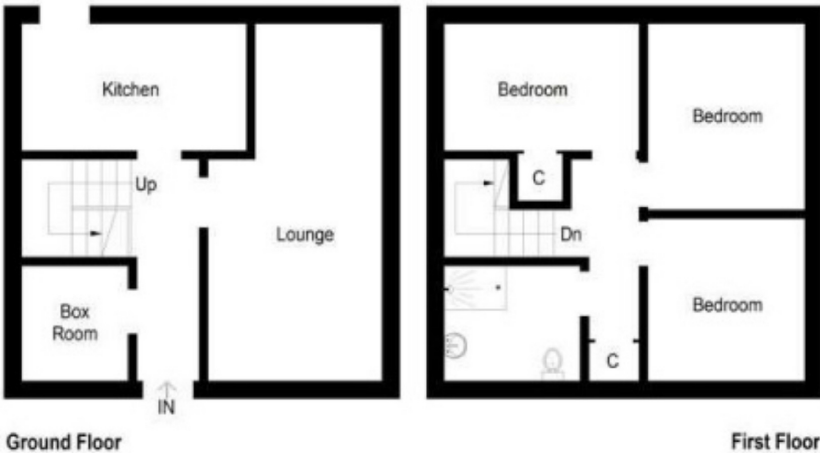


Illustration For Identification Purposes Only. Not To Scale (ID:403705 / Ref:63803)

| Rooms | metres (approx) | feet/inches (approx) | Rooms | metres (approx) | feet/inches (approx) |
|-----------------|------------------------------------|----------------------------------|-------|--------------------|-------------------------|
| Lounge | 3.71m x 6.50m (At Widest Point) | 12'2 x 21'4 (At Widest Point) | | | |
| Kitchen | 3.68m x 2.46m | 12'1 x 8'1 | | | |
| Study/ Box Room | 1.96m x 1.70m | 6'5 x 5'7 | | | |
| Bedroom | 3.18m x 2.90m | 10'5 x 9'6 | | | |
| Bedroom | 3.71m x 3.51m | 12'2 x 11'6 | | | |
| Bedroom | 3.30m x 2.44m | 10'10 x 8'0 | | | |
| Shower Room | 1.70m x 2.06m | 5'7 x 6'9 | | | |

Thorntons



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