

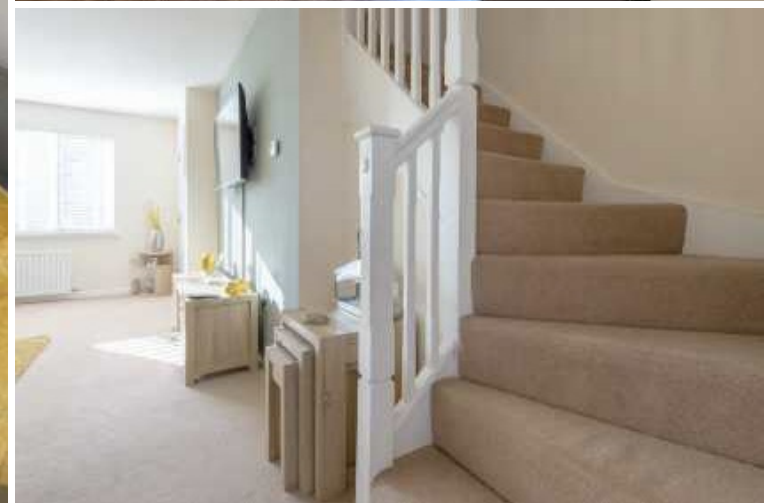


27 Earl Matthew Avenue

| Arbroath | DD11 5JU

**Thorntons**   
*Let's get a move on!*





## 27 Earl Matthew Avenue

| Arbroath | DD11 5JU

### Description

Immaculately presented semi-detached villa situated within a popular residential area of similar styled properties convenient for shopping facilities, public transport and recreational facilities.





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The property which benefits from double glazing and gas central heating comprises: entrance hallway with doors leading to both WC cloaks and lounge. WC Cloaks fitted with two piece white suite comprising WC and wash hand basin. Bright attractive lounge with front facing window, stairs leading to upper floor, storage cupboard and ample space for occasional furniture. Dining kitchen fitted with quality wall mounted and base units, contrasting work surfaces incorporating stainless steel sink unit and drainer, oven, hob, extractor, space for fridge freezer, rear facing window, ample space for dining table and French doors leading to garden. Utility room with plumbing for automatic washing machine and space for tumble dryer.

Upper hall with hatch giving access to attic space. Bedroom one is located to the rear of the property with window overlooking garden and walk-in wardrobe. Bedroom two is fitted with double mirror fronted wardrobes and front facing window. Bedroom three benefits from a bright front facing window. Family bathroom fitted with three piece white suite comprising: WC, wash hand basin with storage cupboard below, bath and separate shower cubicle.

Externally there is off-street parking available for two cars. To the rear of the property there is an spacious enclosed garden which is mainly laid to lawn incorporating a patio area and timber shed.

Viewing is highly recommended to appreciate this well presented home. EPC B









Entrance Hall	6'9 x 4'8	2.06m x 1.42m
Lounge	15'11 x 11'8	4.85m x 3.56m
Dining Kitchen	15'9 x 8'	4.80m x 2.44m
Utility Room	5'4 x 3'7	1.63m x 1.09m
Bedroom	12'3 x 8'1	3.73m x 2.46m
Bedroom	10'8 x 8'1	3.25m x 2.46m
Bedroom	9'9 x 7'2	2.97m x 2.18m
Family Bathroom	8'6 x 6'9	2.59m x 2.06m
Cloaks WC	6'3 x 4'8	1.91m x 1.42m