



84 Warddykes Avenue

| Arbroath | DD11 4AW

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

| 84 Warddykes Avenue | Arbroath | DD11 4AW

Offers Over £95,000



Attractive terraced villa situated within a popular residential area convenient for public transport and educational amenities. The property which benefits from double glazing and gas central comprises:



Entrance hall with stairs leading to upper floor and storage cupboard below. Bright attractive lounge with front facing window overlooking garden, door giving access to kitchen, ample space for occasional furniture. Corner suite may be included in the sale if required by the purchaser. Breakfasting kitchen fitted with wall mounted and base units, contrasting work surfaces incorporating stainless steel sink unit and drainer, plumbing for automatic washing machine, oven, hob, extractor, cupboard housing central heating boiler, rear facing window and door leading to rear garden. Family bathroom located on the ground floor fitted with three piece white modern suite comprising WC, wash hand basin and bath with shower attachment, rear facing window, wet wall and heated towel rail.

Upper hall with hatch giving access to attic space, walk-in storage cupboard, double mirror fronted wardrobe. Bedroom one is located to the rear of the property with window overlooking garden, laminate flooring. Bedroom two is located to the front of the property with laminate flooring.

Externally there are gardens to both the front and rear the latter enjoying an enclosed area with easy maintenance in mind and timber shed. Viewing is highly recommended to appreciate this ideal first time purchaser's home. EPC: D



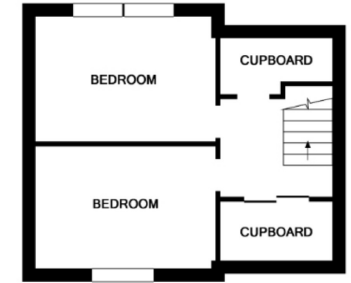
- Well Presented Terraced Villa
- Entrance Hall
- Lounge
- Breakfasting Kitchen
- 2 Double Bedrooms
- Family Bathroom
- DG, Gas CH
- Gardens Front & Rear
- Ideal First Time Purchase
- EPC: D



Lounge	13' x 12'7 3.96m x 3.84m
Breakfasting Kitchen	12'8 x 9'1 3.86m x 2.77m
Bedroom	11'3 x 9'9 34.44m x 2.97m
Bedroom	13' x 9'6 3.96m x 2.90m
Bathroom	6'6 x 4'11 1.98m x 1.50m



GROUND FLOOR



1ST FLOOR