



79 Parkview Gardens

| Arbroath | DD11 4JN

Thorntons 
Let's get a move on!





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Description

Extended semi-detached villa situated within a popular residential area convenient for educational amenities, recreational facilities and public transport.





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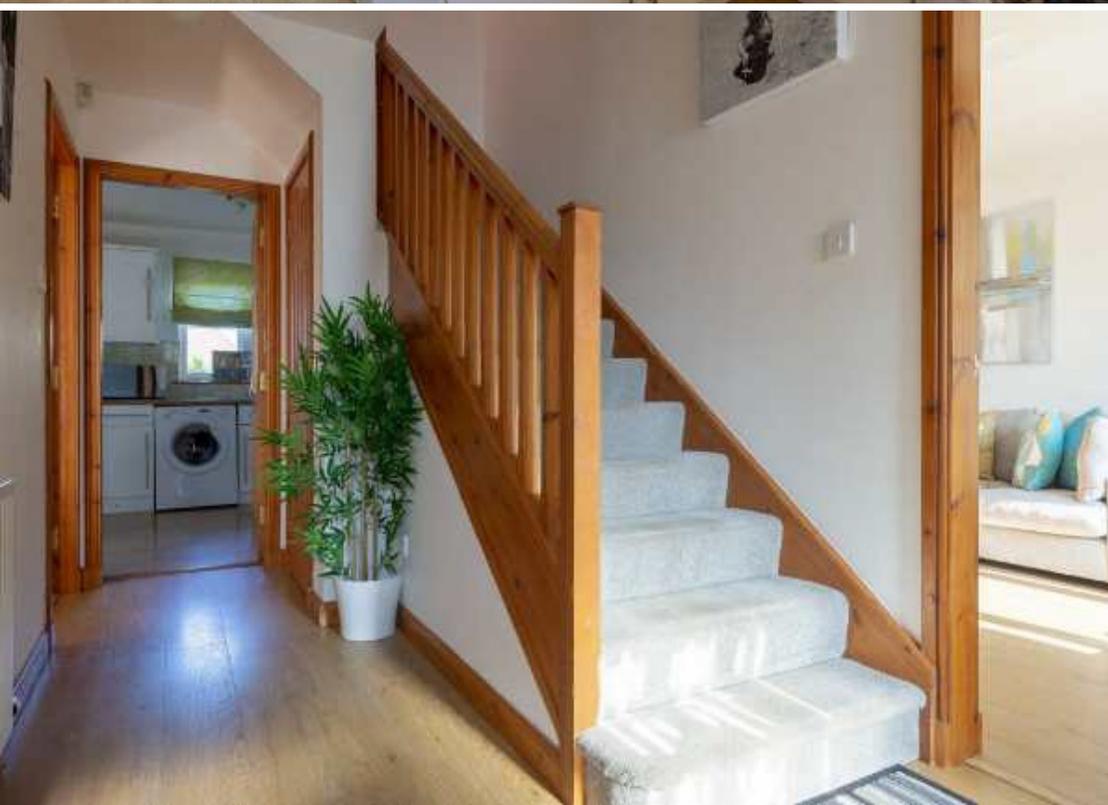
The property, which is immaculately presented throughout, offers spacious living accommodation over two levels comprising entrance vestibule with glazed door leading to hall and quality laminate flooring. Hallway with stairs leading to upper floor with storage cupboard below and laminate flooring. Bright attractive lounge with front facing window, ample space for occasional furniture and french doors leading to dining kitchen. Quality fitted dining kitchen with both wall mounted and base units, contrasting work surface and matching breakfast bar, stainless steel sink unit and drainer, plumbing for washing machine, integral fridge, freezer, oven, hob and extractor. Ample space for dining table, glazed doors leading to garden, rear facing window and laminate flooring.

Shower room fitted with two piece white suite comprising WC, wash hand basin and corner shower, fully tiled with front facing window. Family room which is located off the hallway and is part of the extension and provides quality laminate flooring into the study. Family room benefits from front facing window, stairs leading to upper floor, ample space for occasional furniture and door leading to study. Study located to the rear of the property with window overlooking garden and laminate flooring.

Stairs leading to bedroom one which is located on the first floor landing and benefits from both front and rear facing windows. Upper hallway with hatch giving access to attic space. There are two bedrooms to the rear of the property and one to the front, all benefit from fitted wardrobes. Family bathroom fitted with three piece white suite comprising WC, wash hand basin, corner bath and velux window.

Externally there are gardens to both the front and rear, the latter enjoying an enclosed area incorporating lawn, two seating areas and a variety of plants and shrubs. To the front of the property there is a driveway.

Viewing is highly recommended to appreciate this immaculately presented family home. EPC D

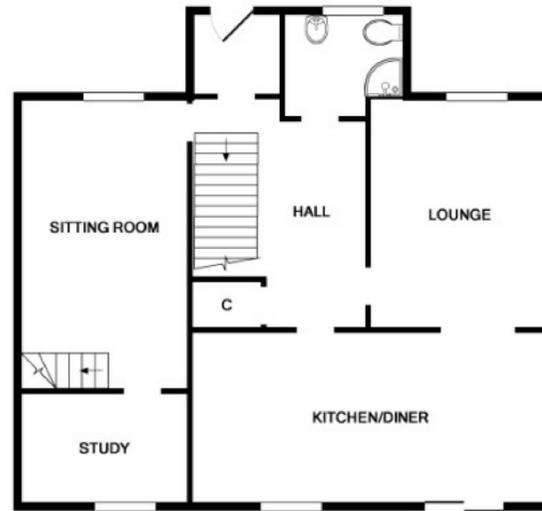








Entrance Vestibule	4'1 x 3'5	1.24m x 1.04m
Lounge	13'7 x 12'11	4.14m x 3.94m
Dining Kitchen	20'9 x 9'9	6.32m x 2.97m
Family Room	17'8 x 10'2	5.38m x 3.10m
Bedroom	23'0 x 10'2	7.01m x 3.10m
Bedroom	10'10 x 9'9	3.30m x 2.97m
Bedroom	9'6 x 9'4	2.90m x 2.84m
Bedroom	9'9 x 8'2	2.97m x 2.49m
Study	10'2 x 5'0	3.10m x 1.52m
Family Bathroom	7'6 x 6'8	2.29m x 2.03m
Shower Room	5'11 x 5'0	1.80m x 1.52m



GROUND FLOOR



1ST FLOOR

