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31 Rossie Street

| Arbroath | DD11 3DF



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Offers Over £150,000

Attractive Mid Terraced Villa situated in a popular residential area convenient for schools, public transport and a wide range of shopping amenities.

The property which has been modernised and extended offers spacious accommodation throughout comprising Entrance Hall with stairs to upper floor. Bright attractive Lounge with feature fireplace incorporating living flame gas fire, front facing window, ample space for occasional furniture, access to kitchen. Modern Dining/Kitchen with a wide range of wall mounted and base units, oven, hob, extractor, plumbing for automatic washing machine, rear facing window, ample space for dining table, door leading to garden. Family Bathroom located on the ground floor with 3 piece suite, rear facing window. Upper Hall giving access to 3 well appointed Bedrooms and modern Shower Room which benefits from 2 piece suite, shower cubicle, window. Externally there is a private enclosed garden to the rear with lawn and timber shed. Viewing is highly recommended to appreciate this impressive family home. EPC: D



- Spacious Mid Terraced Dwelling
- Upgraded And Extended
- Popular Residential Area
- Entrance Hall, Lounge
- Dining/Kitchen, 3 Bedrooms

- Family Bathroom, Shower Room
- DG; Gas C.H.; EPC - D
- Private Garden To Rear
- Well Presented Throughout
- Viewing Highly Recommended





Lounge	14'2 x 11'6	4.32m x 3.51m
Dining/Kitchen	14'0 x 11'7	4.27m x 3.53m
Bedroom	13'0 x 8'0	3.96m x 2.44m
Bedroom	10'2 x 10'0	3.10m x 3.05m
Bedroom	10'0 x 9'6	3.05m x 2.90m
Family Bathroom	7'2 x 6'4	2.18m x 1.93m
Shower Room	10'0 x 5'1	3.05m x 1.55m



GROUND FLOOR



1ST FLOOR

Thorntons is a trading name of Thorntons LLP. 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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