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Thorntons 
The right way to move



24 Helen Street
| Arbroath | DD11 3AP



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Offers Over £100,000

Well presented Mid Terraced Villa situated in a popular residential area convenient for a wide range of shopping amenities, public transport including local train station. The property which benefits from double glazing offer spacious accommodation throughout comprising Entrance Hall with stairs leading to upper floor, door leading to lounge, Bright attractive Lounge with feature fireplace, laminate flooring, front facing window over garden, storage cupboard, ample space for occasional furniture, door giving access to kitchen. Fitted Kitchen with both wall mounted and base units, plumbing for both washing machine and dishwasher, oven, hob extractor, feature archway to dining room, door leading to garden. Dining Room with rear facing window, ample space for dining table. Upper Hall with storage cupboard, hatch giving access to attic space, storage heater not connected. 2 double Bedrooms, there is a Box Room/Study which is currently being utilised as a craft room, front facing window. Modern Shower Room with 2 piece suite, shower cubicle, rear facing window, wall mounted vanity mirror, storage shelves, medicine cabinet. Externally there is a private garden to the front of the property both and a communal area to the rear with drying facilities and shed. Viewing is highly recommended. EPC: D



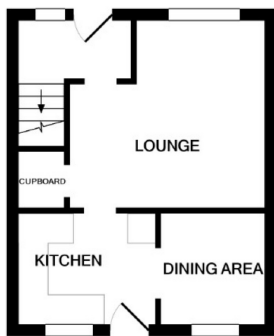
- Attractive Mid Terraced Villa
- Popular Residential Area
- Well Presented Throughout
- Entrance Hall, Lounge, Kitchen
- Dining Room, 2 Double Bedrooms, Box Room/
Study

- Modern Shower Room
- Double Glazing, Gardens
- Ideal Family Home
- Viewing Highly Recommended
- EPC: D





Lounge	14'8 x 13'2	4.47m x 4.01m
Kitchen	10,2 x 8'11	0.25m x 2.72m
Dining Room	9'0 x 7'4	2.74m x 2.24m
Bedroom	11'0 x 10'2	3.35m x 3.10m
Bedroom	11'4 x 10'0	3.45m x 3.05m
Box Room/Study	6'4 x 3'9	1.93m x 1.14m
Shower Room	6'6 x 5'11	1.98m x 1.80m



GROUND FLOOR



1ST FLOOR

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