



22 Gowan Street

| Arbroath | DD11 2BH

Thorntons 
The right way to move





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Description

Impressive Terraced Villa situated in a popular residential area convenient for shopping facilities, recreational amenities and public transport including local train station.





Description

The property which benefits from double glazing and gas central heating comprising Entrance Hall with stairs leading to upper floor, storage space below, front facing window with working shutter, laminate flooring, access to lounge and cloaks/wc. Bright attractive Lounge/Dining Room with uninterrupted views over the mature private garden via double glazed picture window, 2 additional front facing windows with working shutters, French doors leading to patio area. Feature fireplace incorporating living flame gas fire, natural wood flooring, open plan to kitchen, ample space for both occasional furniture and dining table. Modern quality Kitchen with both wall mounted and base units, contrasting work surfaces and matching breakfast bar, integral Rangemaster, cooker hood, microwave, fridge, freezer, wine cooler, dishwasher, plumbing for washing machine and space for a tumble dryer, 2 rear facing window. Cloaks/WC fitted with 2 piece white suite, heated towel rail. Upper Hall with glazed hatch giving access to attic space via fixed ladder, front facing window, 2 storage cupboards, laminate flooring. Well appointed Bedroom with 2 double mirror fronted wardrobes, front and rear facing windows, laminate flooring. 2 additional bedrooms located to the rear of the property with windows overlooking the garden. Quality Family Bathroom with oval bath, wash hand basin with storage below, w.c, corner shower cubicle, heated towel rail, window.

Externally there is a private enclosed mature walled private garden to the rear of the property incorporating a wide variety of trees, plants, shrubs, lawn, 2 patios, green house and outhouse.

Viewing is highly recommended to appreciate this immaculately presented home.





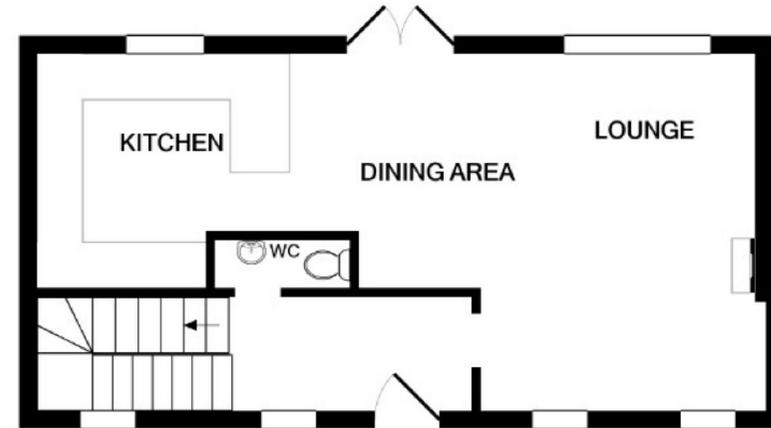




Lounge/Dining Room	20'3 x 19'0 awp	6.17m x 5.79m awp
Kitchen	16'0 x 8'9	4.88m x 2.67m
Bedroom	18'2 x 10'11	5.54m x 3.33m
Bedroom	11'2 x 10'0	3.40m x 3.05m
Bedroom	12'4 x 7'3	3.76m x 2.21m
Family Bathroom	9'5 x 6'7	2.87m x 2.01m
Cloaks/WC	6'10 x 2'2	2.08m x 0.66m



1ST FLOOR



GROUND FLOOR

