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46 Warddykes Avenue

| Arbroath | DD11 4AW



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Offers Over £135,000

Impressive Terraced Villa situated in a popular residential area convenient for schools, public transport and shopping facilities.

The property which benefits from double glazing and gas central heating comprises hall with stairs leading to upper floor, storage cupboard and window with storage below, laminate flooring. Bright attractive lounge with both front and rear facing windows, ample space for occasional furniture. Modern dining kitchen fitted with both wall mounted and base units, oven, hob, extractor, plumbing for washing machine, space for dining table, rear facing window, door leading to garden. Double bedroom located on the ground floor, front facing window. Upper hall with hatch giving access to floored attic via fixed ladder, front facing window, cupboard. Two additional double bedrooms. Family bathroom with three piece suite, shower over bath, window.

Externally there are well stocked gardens to both the front and rear, incorporating a variety of wild flowers, herbs, greenhouse, raised decking area, shed and lawn.

Viewing is highly recommended to appreciate this attractive family home. EPC: C.



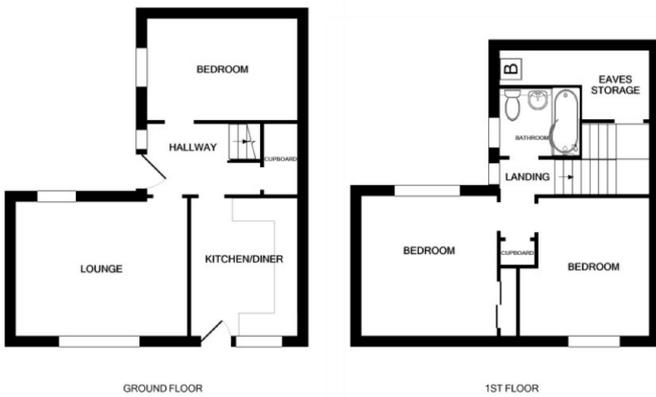
- Impressive Terraced Villa
- Popular Residential Area
- Hall, Lounge, Dining Kitchen
- 3 Double Bedrooms

- Modern Family Bathroom
- DG, Gas CH; EPC - C
- Enclosed Mature Gardens
- Ideal Family Home





Lounge	15'6 x 12'3	4.72m x 3.73m
Dining Kitchen	12'6 x 10'2	3.81m x 3.10m
Bedroom	14'0 x 8'11	4.27m x 2.72m
Bedroom	12'8 x 12'1	3.86m x 3.68m
Bedroom	12'1 x 11'10	3.68m x 3.61m
Family Bathroom	6'5 x 5'6	1.96m x 1.68m



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by north scotland



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