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17 Warddykes Path

| Arbroath | DD11 4AT

Offers Over £115,000

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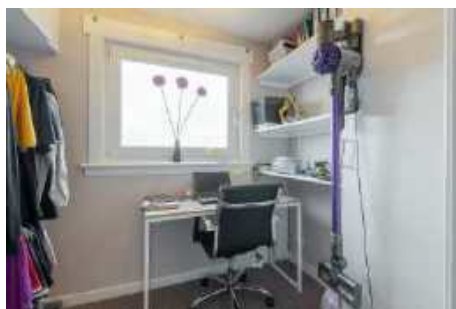
Offers Over £115,000

Attractive Terraced Villa situated in a popular residential area convenient for shopping facilities, educational amenities and public transport.

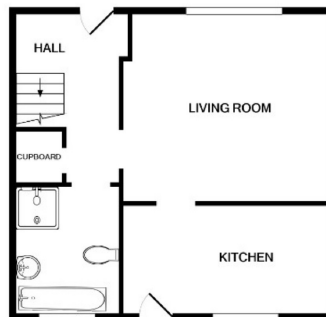
The property which benefits from double glazing and gas central heating offer spacious accommodation comprising Entrance Hall with stairs to upper floor, storage cupboard below, front facing window. Bright attractive Lounge with window overlooking garden, laminate flooring, ample space for occasional furniture. door leading to kitchen. Kitchen fitted with quality wall mounted and base units, contrasting work surfaces, double oven, hob, extractor, integrated dishwasher, plumbing for washing machine, rear facing window, door to garden. Modern Bathroom located on the ground floor fitted with 4-piece bathroom white suite, bathroom, separate shower cubicle, heated towel rail, window. Upper Hall with walk in cupboard, hatch giving access to attic space. Two double bedrooms one to the rear of the property and one to the front the latter benefitting from fitted wardrobe. Home Office with wall mounted shelving and rear facing window. Externally there are gardens to both the front and rear the latter enjoying a well presented enclosed area with two sheds. Viewing is highly recommended to appreciate this ideal family home.

- Attractive Terrace Villa
- Popular Residential Area
- Hall, Spacious Lounge,
- Fitted Kitchen, Family Bathroom
- 2 Double Bedrooms
- Home Office/ Box Room
- DG, Gas CH, EPC D
- Gardens Front & Rear

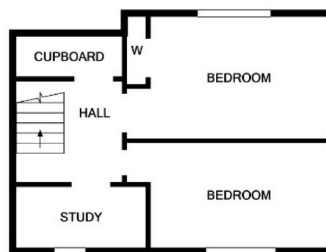




Lounge	12'10 x 12'9	3.91m x 3.89m
Kitchen	12'7 x 9'0	3.84m x 2.74m
Bedroom	10'7x 9'7	3.23m x 2.92m
Bedroom	10'5 x 9'5	3.18m x 2.87m
Home Office/ Box Room	7'11 x 5'7	2.41m x 1.70m
Family Bathroom	9'7 x 6'2	2.92m x 1.88m



GROUND FLOOR



1ST FLOOR

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