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31 Ethie Terrace

| Arbroath | DD11 4AB

Offers Over £185,000

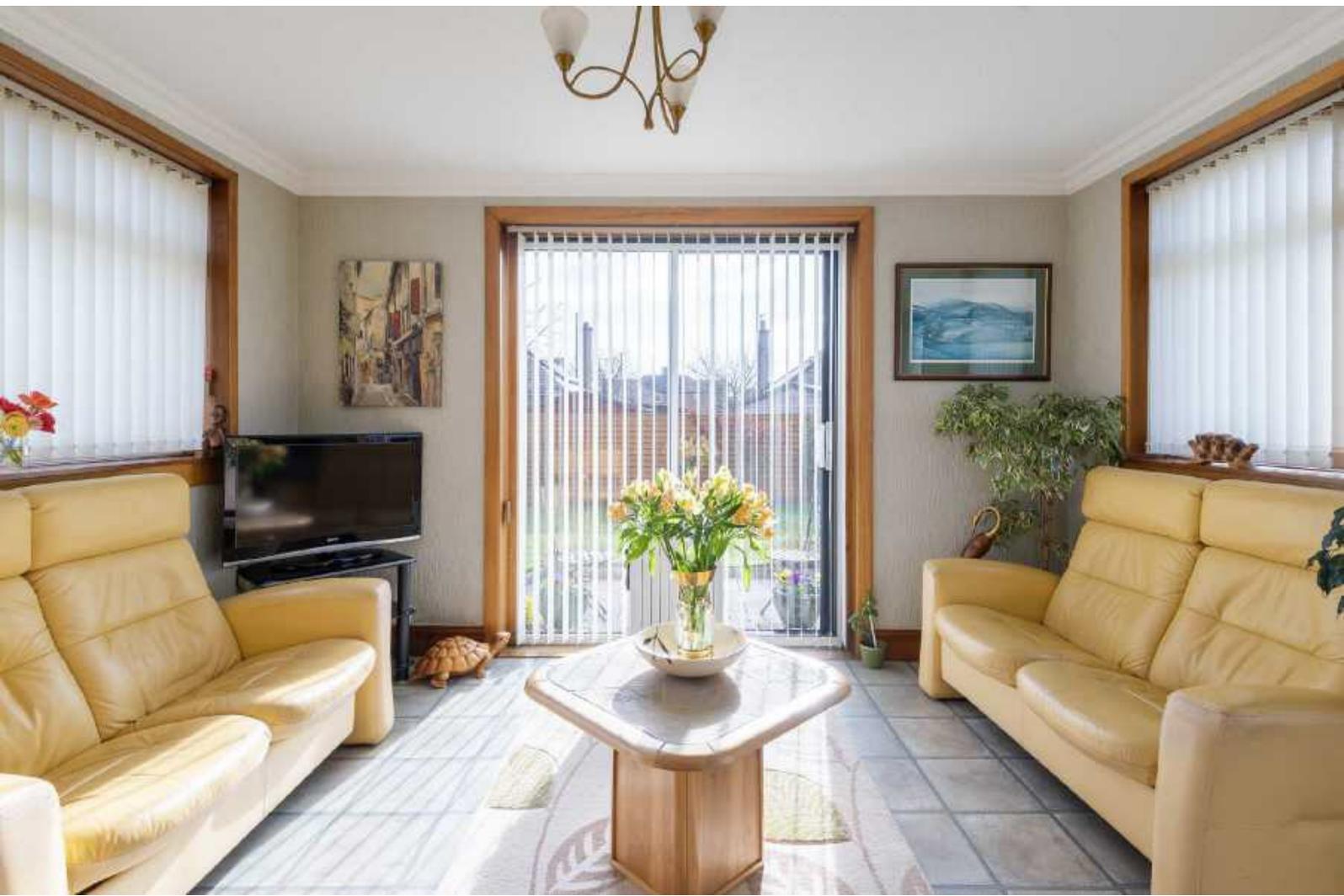
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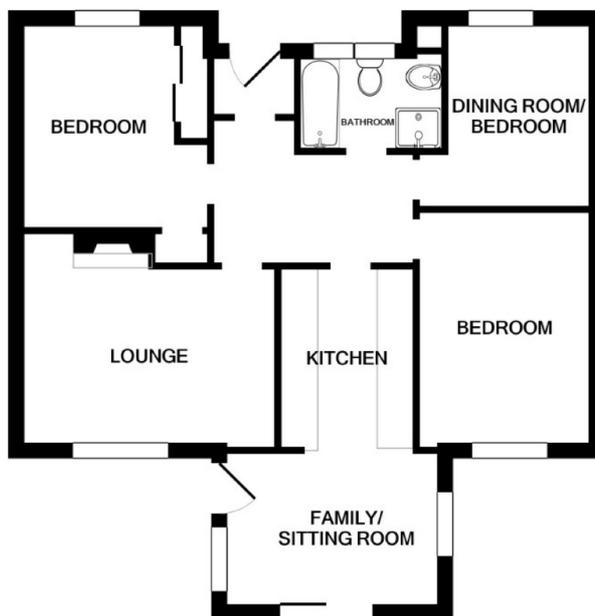
Attractive Semi Detached Bungalow situated within a popular residential area convenient for all local amenities. The property which offers spacious accommodation throughout benefits from double glazing, gas central heating and quality wood flooring comprises, Vestibule with cupboard housing electrics, door to hall. Hall with most accommodation leading off, hatch giving access to floored attic via fixed ladder. Bright attractive Lounge with rear facing window overlooking garden, feature fireplace incorporating electric flame effect fire. Kitchen fitted with both wall mounted and base units, granite work surface with matching breakfast bar, oven, hob, extractor, microwave, fridge, plumbing for washing machine and dishwasher, open plan to family room. Well appointed Family Room with both patio doors and additional single door leading to garden. Bedroom One is located to the rear of the property with fitted wardrobes, matching bedside units and wall mounted storage cupboards. Bedroom Two benefits from triple mirror fronted wardrobe, front facing window overlooking garden. Bedroom Three is currently utilised as a dining room. Family Bathroom fitted with three piece suite, separate shower cubicle, storage cupboard, window. Externally there are mature well stocked garden to both the front and rear incorporating a wide variety of trees, plants shrubs and lawn. Monoblock driveway leading to garage. Viewing is highly recommended. EPC: D

- Semi Detached Bungalow
- Well Maintained Throughout
- Vestibule, Hall, Lounge, Kitchen
- Family Room, 3 Bedrooms
- Family Bathroom With Shower
- Double Glazing, Gas CH
- Mature Gardens, Garage
- Monoblock Driveway
- Viewing Highly Recommended
- EPC: D





Vestibule	3'7 x 3'1	1.09m x 0.94m
Lounge	14'8 x 11'7	4.47m x 3.53m
Kitchen	11'5 x 7'9	3.48m x 2.36m
Family Room	12'5 x 9'6	3.78m x 2.90m
Bedroom	14'10 x 10'5	4.52m x 3.18m
Bedroom	12'4 x 11'7	3.76m x 3.53m
Bedroom/Dining Room	10'11 x 8'2	3.33m x 2.49m
Family Bathroom	9'0 x 5'7	2.74m x 1.70m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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