

# Property for Sale

Estate agency division of Jack Brown & Company Solicitors



## 11 Maple Gardens, Arbroath, DD11 2HS

- End Terraced Villa
- Spacious Lounge
- Kitchen/Dining Room
- Bathroom
- 3 Bedrooms
- Double Glazing & Electric Heating
- Gardens to front and rear
- Garage

**Fixed Price £88,000**

This end terraced family villa is located in a popular residential location, convenient for all services and amenities including shops and schools.

The property comprises a two storey dwelling house offering spacious accommodation throughout. Features include electric heating, double glazing and large dining sized kitchen.

To the front of the property is enclosed garden grounds laid out to lawn and bounded by wrought iron railings and gate. The fully enclosed rear garden enjoys a degree of seclusion and privacy and is screened by mature hedging.

**Entrance Hallway:** Wood and glazed exterior door. Staircase to upper floor accommodation. Wood and frosted glass doors to lounge and kitchen.

**Lounge:** 18'4 x 11'1 approx. A spacious split level room. Secondary and double glazed windows to both front and rear. Decorative radiator cover. Part carpeted/ natural wooden flooring. Beam with halogen lights. Feature recess with pebble divider.



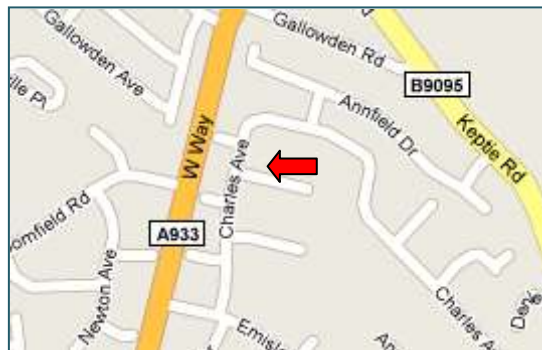
**Kitchen/Dining:** 18'2 x 7'11 approx. Modern range of units with integral double oven, hob and extractor hood. Stainless steel sink and drainer. Tiling to splashback. Understair storage cupboard. Space for table and chairs. Drop leaf table. Double glazed door and window to rear. Further double glazed window to front. Fridge and washing machine included (no warranties given).



**Upper Floor Accommodation:** Upper landing has double glazed window to rear. Hatch to loft. Cupboard housing hot water tank. Shelved airing cupboard.

**Bedroom 1:** 12'7 x 9'6 approx. Double bedroom with two double glazed windows to front. Double fitted wardrobe.

- Bedroom 2:** 14'4 x 8'7 approx. Another double bedroom with double glazed window to front.
- Bedroom 3:** 9'5 x 8'1 approx. Another well proportioned room with double glazed window to rear. Fitted wardrobe.
- Bathroom:** 7'3 x 5'7 approx. 3 piece suite comprising WC, wash hand basin and bath. Double glazed window to rear.
- Outside:** Well laid out gardens to front and rear with shared pathway to side. Garage to rear built on ground rented from Hillcrest Housing Association.



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<http://www.taysidepropertyonline.com/property/details/118/End+Terraced+Villa.html>

*Note: Whilst we make every effort to ensure our property particulars are accurate, no guarantees are given and potential purchasers should satisfy themselves with regard to the information provided.*

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