

54 Bloomfield Gardens, Arbroath, Angus, DD11 3LJ



Reduced Price - Offers Around £75,000 Home Report Available

Mid-terraced house situated in popular residential area in the Angus town of Arbroath. This two bedroom house is in need of some updating and would make an ideal family home. The centre of Arbroath is a short distance away and provides a full range of amenities. The property benefits from an enclosed rear garden.

Accommodation comprises:- Kitchen, Living Room, Two Bedrooms, Shower Room.

Outside:- Enclosed rear garden. Store at front.

Gas fired central heating, Double Glazing, Energy Performance Rating:- C



71 CASTLE STREET
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MACHARDY, ALEXANDER & WHYTE, W.S.

ENTRANCE

The front door opens onto the main hall. Storage cupboard, radiator and stairs leading to first floor

KITCHEN (3.10m x 3.20m)

Fitted kitchen with window to rear. Carpeted flooring, space for washing machine, cooker. Sink unit, Boiler and radiator.



LIVING ROOM (4.73m x 3.41m)

Bright, spacious living room with large window to the rear and door to rear garden. Fitted carpet, radiator and fitted shelves.



FIRST FLOOR

MASTER BEDROOM (3.37m x 3.72m)

Good sized double bedroom with window to the rear. Fitted carpet, radiator.



BEDROOM TWO (3.70m x 3.10m)

Another very good sized bedroom with window to rear. Fitted carpet, radiator.



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SHOWER ROOM (1.69m x 1.98m)

Recently updated shower room. Laminated flooring. Walk-in shower unit with modern WC and sink, high window to front. Heated towel rail and wall mounted electric heater.



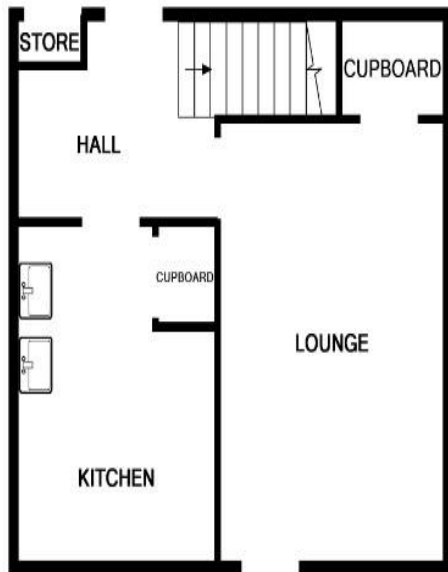
OUTSIDE

Enclosed rear garden, laid out in lawn and Border, gate to rear lane.

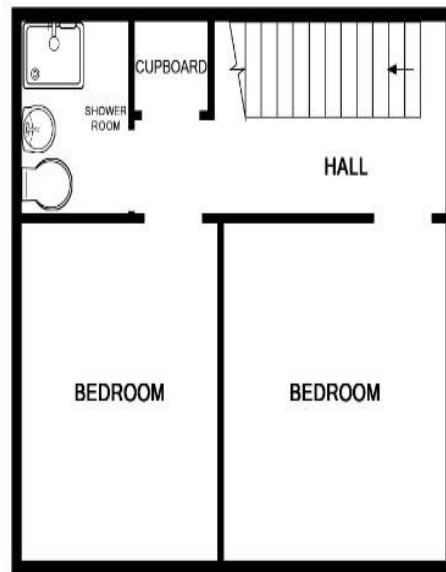


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GROUND FLOOR



1ST FLOOR

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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ENTRY: By negotiation

VIEWING: By appointment with the subscribers, Messrs. MacHardy, Alexander & Whyte, 71 Castle Street, Forfar, DD8 3AG
Tel 01307 463593



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