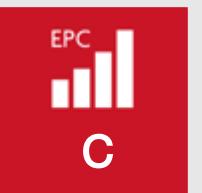




50 Bloomfield Gardens,
Arbroath, Angus DD11 3LJ





Summary

Terraced villa presented to the market in good overall condition, though some areas would benefit from modernisation. The property further benefits from double glazing and gas central heating, ensuring comfort and efficiency throughout the year. Situated within a popular residential neighbourhood, the property comprises: reception hallway, spacious lounge, well proportioned kitchen, downstairs W/C, two double bedrooms, along with a modern shower room and access to the attic. Externally, the fully enclosed rear garden features a patio, lawn, drying area, timber shed and greenhouse, with two built-in storage sheds to the front. Ample residents' parking is available nearby.

Features

- Mid Terraced Villa
- Popular Residential Area
- Lounge
- Kitchen/ Dining
- 2 Bedrooms
- Shower Room & WC
- GCH; DG; EPC - C
- Private Rear Garden
- Council Tax Band B

Room Measurements

Lounge: 15'5 x 10'10 (4.70m x 3.30m)

Kitchen: 11'10 x 9'10 (3.60m x 3.00m)

Bedroom: 11'10 x 11'10 (3.60m x 3.60m)

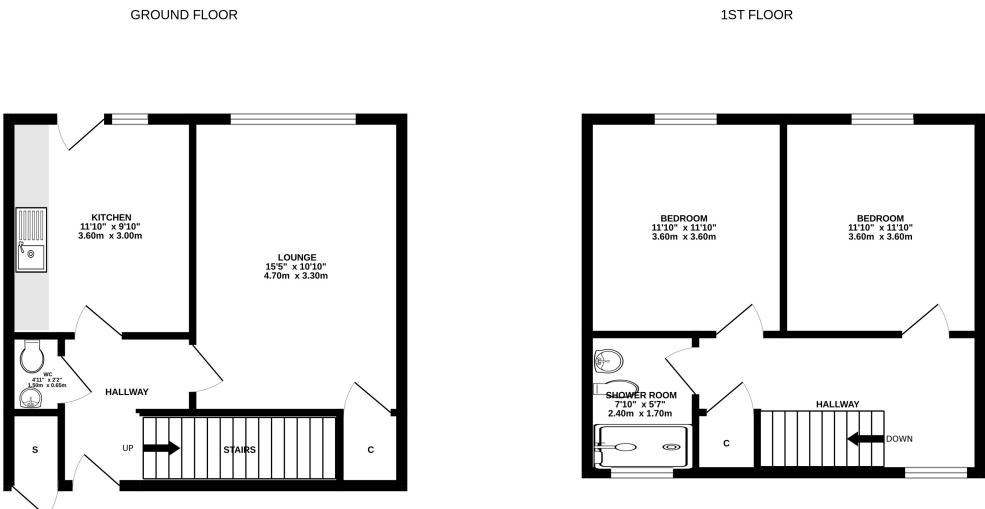
Bedroom: 11'10 x 11'10 (3.60m x 3.60m)

Shower Room: 7'10 x 5'7 (2.40m x 1.70m)

WC: 4'11 x 2'2 (1.50m x .65m)



Floorplan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 operating or efficiency can be given.
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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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