



62 Mayfield Terrace | Arbroath | DD11 5DP

Offers Over £65,000

T. DUNCAN & CO.

Solicitors • Estate Agent





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Offering huge potential, this end of terrace 2 bedroom villa is a great opportunity to purchase an affordable house. In need of renovation and completion, the property sits on a large end of terrace plot and comprises of a front facing lounge with dining area to the rear. The kitchen will be located off the dining area (please note there is no kitchen installed at present). On the upper floor are two spacious bedrooms and a shower room, and there is a partly floored loft with rear facing Velux window. Outside is an enclosed front garden with pathway leading to the rear garden where there is a brick built outhouses, a raised patio area and lawned area.

**\*\*Please note that this property is sold as seen. No warranties or guarantees will be provided with regard to the working condition of any of the appliances or services.\*\***

- End of Terrace Villa
- Lounge: 13'1 x 11'5 (4m x 3.52m)
- Dining Area: 6'9 x 8'5 (2.11m x 2.60m)
- Kitchen: 9'8 x 10'3 (3.0m x 3.13m)
- Bedroom 1: 14'0 x 9'8 (4.28m x 3.00m)
- Bedroom 2: 10'6 x 10'4 (3.24m x 3.20m)
- Shower room: 6'4 x 6'1 (1.95m x 1.86m)
- Some Double Glazing
- Storage Heating
- Enclosed front garden
- Enclosed rear garden
- Brick built outhouse



Entry is into the hallway where a staircase leads to the upper floor.

A 15 pane glass panel door leads into the lounge which has a front facing window, shelved storage cupboard housing the water tank, and a storage heater.

The dining area is off the lounge and has double doors lead out into the garden.

The kitchen is rear facing and also has a side door. Please note there is no kitchen installed.

The staircase leads to the upper floor where there is access into a partly floored loft with rear facing Velux window.

Bedroom 1 is front facing and has a shelved and hanging wardrobe.

Bedroom 2 is rear facing.

The shower room is also rear facing and has a wc, wash hand basin and a corner shower cubicle. There is tiled flooring and a heated towel rail.

Outside the front garden is mainly laid to grass with established tree and shrubs. A path leads to the rear garden which has a brick built out house, raised patio area, and a lawned area with established trees and shrubs.



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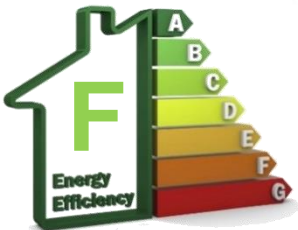
**Local Authority:** Angus Council

**Council Tax Band:** B

**Post Code:** DD11 5DP

**Home Report:** Contact our Property department if you wish us to e-mail a copy of the Report free of charge or to send the URL for you to download

**Viewing:** By arrangement through agent



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