

# Buy your next home with Next Home

Leading Perthshire Estate Agency

64 Sheriff Stein Place, Arbroath, DD11 5JY

Offers Over £189,950

  
**NEXTHOME**  
ESTATE & LETTING AGENTS

# Buying with Next Home

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64 Sheriff Stein Place, Arbroath, DD11 5JY

Many thanks for your interest with 64 Sheriff Stein Place, Arbroath, DD11 5JY.

Next Home Estate Agents dedicate themselves to be available when you are, offering an unbeatable service 7 days a week until 9pm.

We have the largest sales team in Perthshire, operating from our 5 offices throughout Perthshire and delivering more sales than any other estate agent.

Not only are we Perthshire's Number 1 choice but we are also local. One of the reasons we know the local markets so well is because we live here. So let us guide you through the selling and buying process.

If you're a first time buyer we have incentives to help get you onto the property ladder - our consultants can advise you through the whole process.

We offer free, no obligation mortgage advice to all our buyers.

If you have a property to sell, contact us to arrange a valuation. We are renowned in getting our customers moving quicker and at a higher price than our competitors. Put us to the test and get your free valuation today, call 01738 444342.

If you would like to be kept informed of other great properties like this one please register on our hot buyers list, where we will email you of new property listings and property open days.

# About the Area

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Arbroath is the largest town in the council area of Angus together with being one of the largest fishing ports in Scotland and the home of the Arbroath smokie.

The town offers a range of shops, services and recreational facilities while major superstores and other amenities are found within the town. There are excellent transport links nearby via the rail and bus stations while the nearby A92 offers an excellent transport link to the cities of Dundee and Aberdeen.



# Property Summary

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Next Home are delighted to bring to the market this immaculately presented 3 bedroom semi-detached villa situated in a sought after seaside town of Arbroath.

he property would be ideal for a range of buyers with accommodation set over 2 levels comprising: Entrance hall, w/c, spacious lounge with space for a variety of free-standing furniture, open plan kitchen/dining room with integrated dishwasher, fridge/freezer, space for a dining table and chairs and patio doors leading to the rear garden.

The 1st floor is accessed by a carpeted stairwell and leads to the landing which has a built in cupboard. There is 3 double bedrooms with the principal bedrooms offering an en-suite shower room and there is a modern family bathroom.

To the rear there is a private garden that is mainly laid to lawn for ease of maintenance with a small patio area ideal for an outdoor dining.

There is also 2 parking spaces with the property.



# Key property features

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- ✓ Immaculately presented
- ✓ Popular residential area
- ✓ Close to local amenities
- ✓ Ideal for a first time buyer
- ✓ Gas central heating
- ✓ Principal en-suite
- ✓ Ideal for a family
- ✓ Nice views to the front
- ✓ Private garden
- ✓ 2 parking spaces allocated.











# Have a property to sell?

An expert from our local branch will provide you with the most accurate valuation.

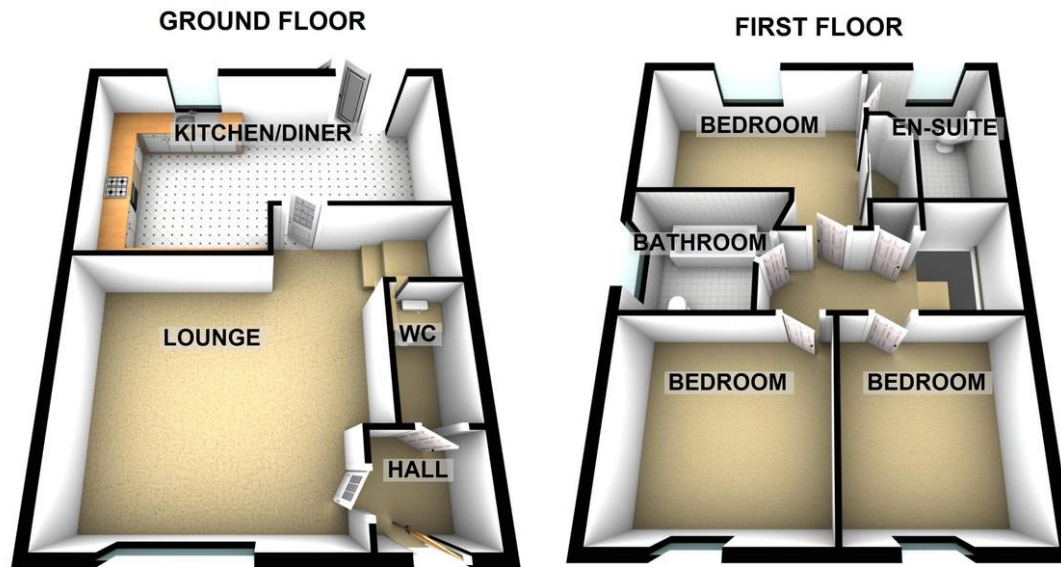


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# Floorplans

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# Property Room sizes

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## HALL

## W/C

6' 2" x 3' 9" (1.88m x 1.14m)

## LOUNGE

16' 7" x 11' 4" (5.05m x 3.45m)

## KITCHEN/DINER

15' 8" x 11' 7" (4.78m x 3.53m)

## LANDING

## BEDROOM

11' 8" x 9' 6" (3.56m x 2.9m)

## ENSUITE

8' x 5' 8" (2.44m x 1.73m)

## BEDROOM

10' 6" x 8' 2" (3.2m x 2.49m)

## BEDROOM

9' 7" x 7' 2" (2.92m x 2.18m)

## BATHROOM

7' 4" x 5' 6" (2.24m x 1.68m)

PLEASE NOTE: These particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract intending, purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property. All room sizes are approximate and for general guidance only. They cannot be relied upon for fitting carpets, furniture etc.



# NEXTHOME

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TO ARRANGE A VIEWING OF THIS PROPERTY PLEASE TELEPHONE YOUR LOCAL BRANCH BELOW:

63 – 65 George Street, Perth ..... 01738 44 43 42

41 - 43 Allan Street, Blairgowrie..... 01250 39 80 02

47a Atholl Road, Pitlochry..... 01796 54 80 14

1a James Square, Crieff.....01764 65 00 44

211 High Street, Auchterarder.....01764 66 36 66

Email [sales@nexthomeonline.co.uk](mailto:sales@nexthomeonline.co.uk)

For more information about Next Home and our services please visit [www.nexthomeonline.co.uk](http://www.nexthomeonline.co.uk)

*The only Perthshire estate agent available 7 days until 9pm*

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