



58 Bloomfield Gardens | Arbroath | DD11 3LJ

Offers Over £120,000

T. DUNCAN & CO.

Solicitors • Estate Agent







58 Bloomfield Gardens, Arbroath | DD11 3LJ

**Offers Over £120,000**

---

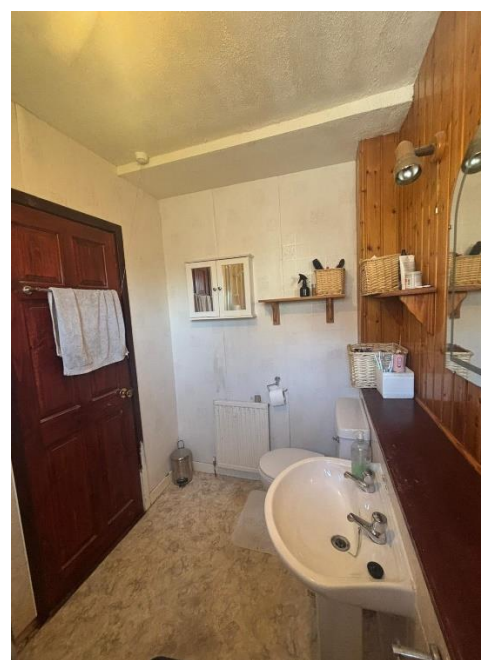
Nestled within a sought-after area of Arbroath, this spacious end-terraced villa offers comfortable family living just moments from a wide range of local amenities and services.

The property boasts three well-proportioned bedrooms, a family bathroom, a bright and spacious lounge, a fully fitted kitchen, and a delightful sunroom – perfect for relaxing. Generous room sizes throughout create a wonderful sense of space and flexibility, ideal for growing families or those looking for extra room to work from home.

Set within easy reach of schools, shops, transport links, and recreational facilities, this property combines convenience with a welcoming community setting. Early viewing is highly recommended to appreciate the potential and lifestyle this fantastic home has to offer.

- End Terraced Villa
- Spacious Lounge
- Sun Room
- Kitchen/Dining
- Family Bathroom
- 3 Double Bedrooms
- Gardens, Driveway & Shed
- EPC – Band D





**Sun Room:** Approx. 2.4mx3.9m. Spacious sun room enjoying an open outlook over garden. Two UPVC doors. Patio doors into Lounge.

**Lounge:** Approx. 3.8mx4.7m. Excellent sized public room. Patio door leading to Sun Room. Large cupboard.

**Hallway:** Door to large cupboard Approx. 1.4mx1m and which currently houses WC and wash hand basin. Please note there is no planning permission in place. UPVC exterior door. Staircase to upper floor accommodation.



- Kitchen:** Approx. 3mx3.7m. Fitted with a range of base and high level storage units with space for cooker. Plumbed for automatic washing machine. Space for fridge freezer. Double glazed window to front.
- Master Bedroom:** Approx. 4.4mx3.6m. Spacious double bedroom with double glazed window looking to front enjoying an open outlook.
- Upper Hallway:** Smoke alarm. Hatch to loft space. Large storage cupboard which houses the central heating boiler and has shelving.
- Bedroom 2:** Approx. 3mx3m. Another good sized double bedroom with double glazed window looking to front.
- Bathroom:** Approx. 2.5mx1.8m With three piece white suite comprising WC, wash hand basin and P-shaped bath and electric Triton shower over. Frosted glass double glazed window. Extractor fan. Wall mounted medicine cabinet. Wet wall panelling.



- Bedroom 3:** Approx. 3mx2.4m. Another double bedroom with double glazed window to front.
- Outside:** Driveway parking leading to an area of garden with timber shed all bounded by brick wall.





**Services:** Double Glazing and Gas Central Heating

**EPC:** Band D

**Fixtures & Fittings:** Carpets, blinds, light fittings,

**Local Authority:** Angus Council

**Council Tax Band:** B

**Post Code:** DD11 3LJ

**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

**T. DUNCAN & CO.**  
Solicitors • Estate Agents



143 High Street, Montrose, DD10 8QN  
Telephone: 01674 672353  
Fax: 01674 678345  
E-mail: [mpc@tduncan.com](mailto:mpc@tduncan.com)  
[www.tduncan.com](http://www.tduncan.com)

*N.B. The foregoing particulars are believed to be accurate. They have been carefully prepared for the guidance of intending purchasers but their accuracy is not guaranteed and they do not form part of any contract of Sale. All measurements are approximate and have been made using an electronic measuring device. The measurements may, therefore, be subject to a slight margin of error. Should the size of any measurement be essential then intending offerers are strongly advised to check carefully for themselves. Prospective purchasers are*