# Edrich Road, Broadfield

Guide Price **£340,000 - £350,000**

MANSELL McTAGGART
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- Mid-terraced house
- Three bedrooms
- Off-road parking to the front
- Walking distance to Buchan Country Park and local amenities
- Dual aspect lounge/dining room
- Downstairs cloakroom and utility
- EV charger installed and hidden from public view
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'C'

A well-presented three-bedroom terraced home offering spacious and versatile accommodation. Conveniently situated close to local amenities and within walking distance of Buchan Country Park, the property further benefits from a generous dual aspect lounge/dining room, downstairs cloakroom, utility room and off-road parking to the front.

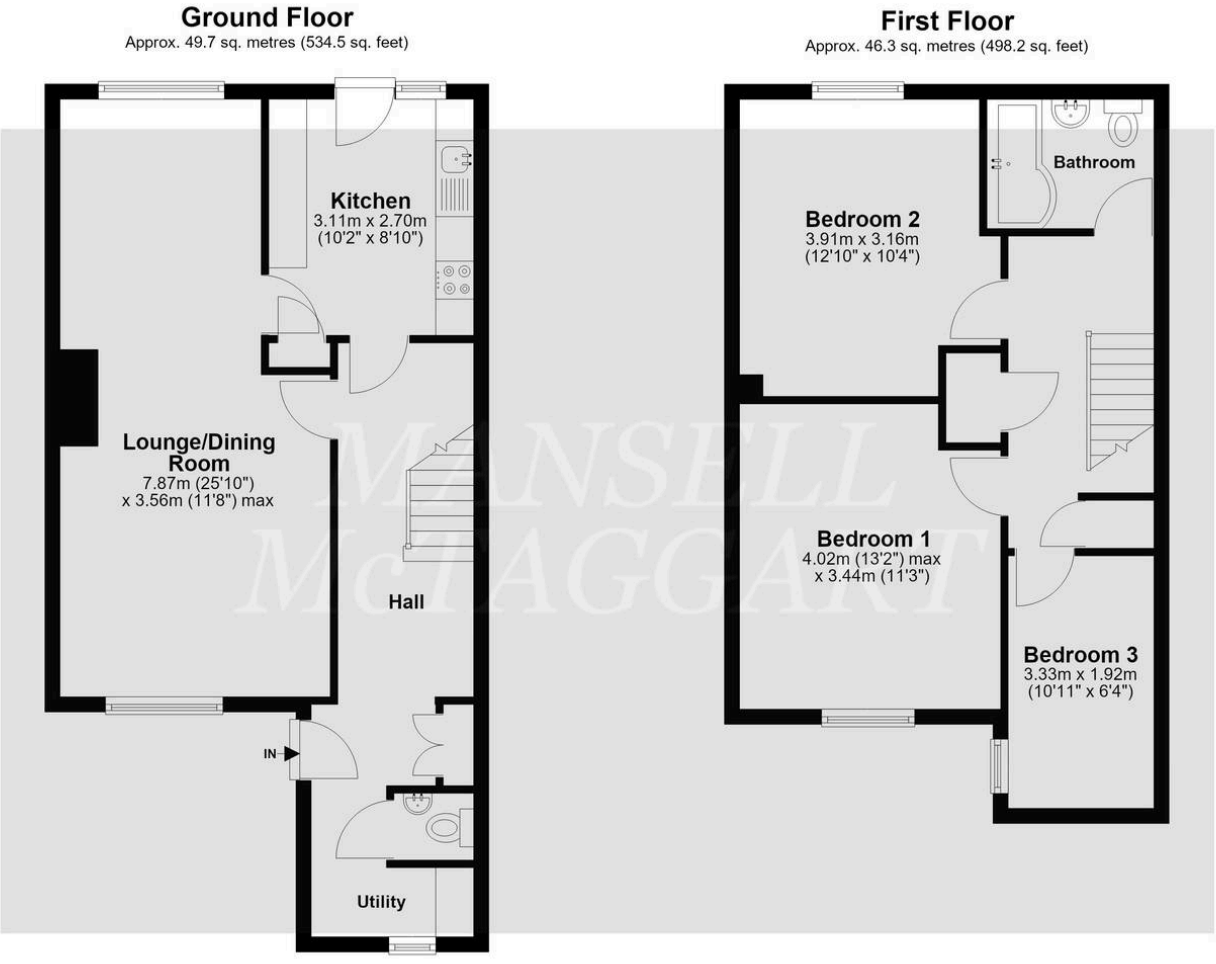
Upon entering the property, you are greeted by a hallway providing access to the main living accommodation, with stairs ascending to the first floor. The spacious lounge/dining room enjoys a dual aspect, with windows to both the front and rear, allowing an abundance of natural light to fill the room. This provides an excellent space for both relaxing and entertaining, with ample room for a range of living and dining furniture.

The kitchen is positioned to the rear of the property and is fitted with a range of wall and base units, with space for desired appliances, whilst also housing the wall-mounted boiler. A useful utility area provides additional practicality and convenience, whilst the downstairs cloakroom completes the ground floor accommodation.

On the first floor, the landing provides access to all three bedrooms and the family bathroom. Bedroom one is of generous proportion and enjoys a window overlooking the front, whilst bedroom two provides another excellent double room with views over the rear. Bedroom three offers versatility and would be ideal for use as a child's bedroom, home office or study. The accommodation is completed by the family bathroom.

Externally, the rear garden has been designed with low maintenance in mind, featuring a patio abutting the foot of the property, leading onto a generous, decked area which provides an excellent space for outdoor dining, entertaining and family enjoyment. To the front, the property benefits from off-road parking and EV Charger.

This well-proportioned home presents an excellent opportunity for a range of buyers and would make an ideal purchase for first-time buyers, growing families or those seeking a conveniently located home within easy reach of local amenities and Buchan Country Park.




Total area: approx. 95.9 sq. metres (1032.7 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.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