



**Gerrybegg, 2 Marywell, Nr Arbroath,
DD11 5RH**

END TERRACED COTTAGE



Key Features

- Rural location with stunning views • Extensive gardens
- Two garages • Double glazing & electric heating



OFFERS OVER
£165,000

Property Description

VESTIBULE: Enter through substantial front hardwood entrance door into the Vestibule. Cloak pegs. Tiled Flooring.

BATHROOM: Approx. 5'4" x 4'9". Fitted with 3 piece white suite comprising of w/c, wash hand basin and bath. Fully fitted with wet wall and tiled flooring. Down lights.

LOUNGE: Approx. 15'3" x 11' 8". This is a bright and spacious Lounge which has a front facing window and downlights.

KITCHEN: Approx. 22' x 6'. A feature of this home is the stylish well-appointed Dining Kitchen which has been generously fitted with base and wall mounted units. Ample contrasting worktop surfaces and attractive tiling complement the units. Ceramic hob with extractor above and a built in electric oven. Integrated dishwasher and fridge. Plumbed for automatic washing machine. Pitched roof fitted with roof windows. Tiled floor. Door leading out to garden.

DINING ROOM: Approx. 15'11" x 10' 5". Another good sized room which has a window overlooking the front and a double glazed door leading out. This room also benefits from having a large walk in storage cupboard.

BEDROOM 1: Approx. 15'7" (widest) x 13'. An extremely attractive, excellent sized Double Bedroom which has a window overlooking the rear of the property with French Doors leading out. Roof window. Built in wardrobes with mirrored sliding doors.

EN SUITE SHOWER ROOM: Approx. 7'4" x 7' 2". Fitted with 2 piece white suite comprising of w/c and wash hand basin. Walk in shower enclosure. Wet wall. Down lights.

BEDROOM 2: Approx. 13'8" x 9'6". Another spacious Double Bedroom which has a window overlooking the rear of the property. Fitted wardrobe with mirrored sliding doors. Down lights.

BEDROOM 3: Approx. 13'8" x 8'8". A pleasant room with an outlook over the front of the property.

OUTSIDE: A gate at the side of the property opens to a pathway and leads into the fully enclosed large back garden which is laid out with patio areas and a substantial lawned area, bordered by mature trees, leading to open views over the countryside. A road to the side of the property gives access to two single garages, of which one has a remote controlled door.

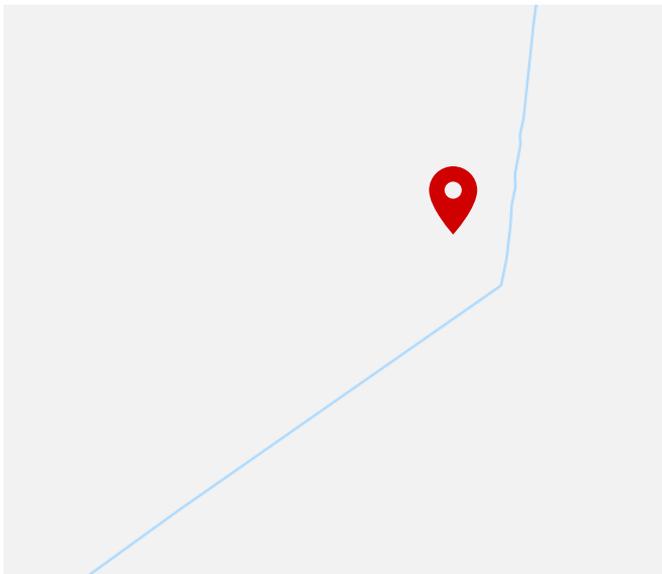




Property Professionals



Illustration For Identification Purposes Only. Not To Scale (ID452520 / Ref:66163)



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Connelly & Yeoman
Solicitors & Estate Agents

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