

**GERRYBEGG, 2 MARYWELL,  
NEAR ARBROATH, DD11 5RH**



**OFFERS AROUND £185,000**

This most appealing **END TERRACED COTTAGE** is situated within the popular village of Mary well which lies close to the town of Arbroath, and in easy commuting distance of Aberdeen, Dundee and Angus towns. This deceptively spacious home has been sensitively extended and also decorated and maintained to a high quality by the current owners. There is a splendid well-appointed Kitchen and pine interior doors, surrounds and finishing's and enjoys the benefits of Electric Central Heating, Double Glazed Windows and Exterior doors. 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. Viewing this home internally and externally is essential to fully appreciate.

**ACCOMMODATION:**

Entrance Vestibule, Bathroom, Lounge, Kitchen, Dining Room, 3 Bedrooms, En Suite Shower Room.



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**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.

**HEATING:**

Electric Central Heating.

**FEATURES:**

Double glazed windows. Pine interior doors, surrounds and finishings.

**LOCATION:**

Travelling from Arbroath towards Montrose on the A92 you come to the Village of Marywell. Number 2 is situated on the right hand side.

**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.

**EPC RATING:**

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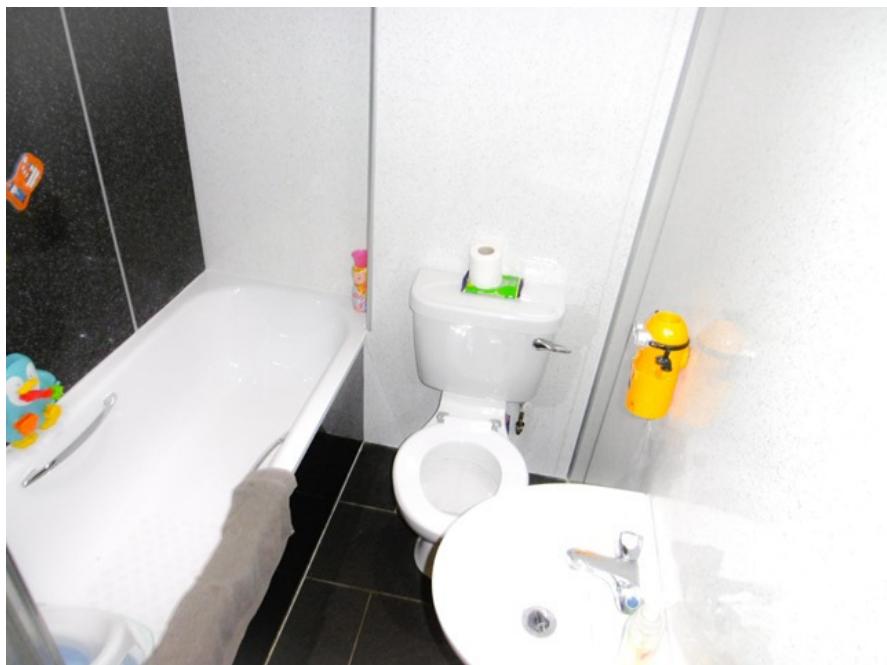
**HOME REPORT:**

For further information relating to the condition of the property, viewing the Home Report is recommended

**VIEWING:**

By arrangement with Connell & Yeoman







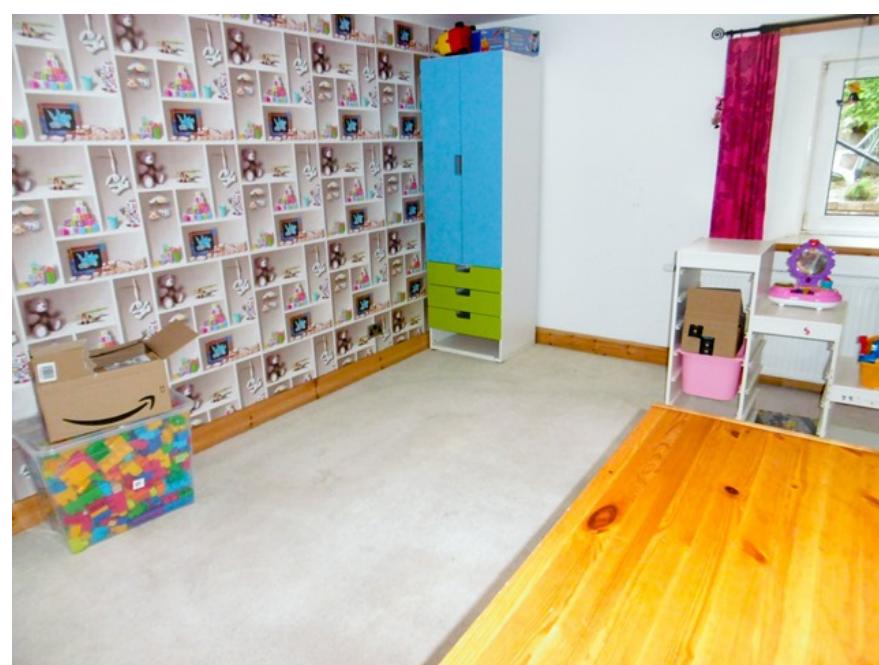






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