

Connelly



Yeoman

Solicitors &

Estate Agents

61 MILLFIELD ROAD, ARBROATH, DD11 4HW



OFFERS AROUND £105,000

This impressive **TERRACED VILLA**, that has wonderful stunning open aspect views towards playing fields and the town beyond, provides excellent spacious family accommodation on two levels, pleasantly situated within a prime residential area, close to School, Shop and local transport. The stylish home has been maintained and decorated by the existing owners to an exceptionally high standard, with many additional attractive features, including a splendid well appointed Kitchen & the beautiful Bathroom. The property enjoys the benefits of Gas Central Heating and Double Glazed Windows & Exterior Doors. A small easily maintained garden to the front is laid out neatly in coloured paving slabs. An access gate leads into a delightful enclosed easily maintained rear fenced garden, that is attractively laid out in coloured chipped stones and paving slabs with a charming raised decking. Outside tap connection. Viewing his home internally is highly recommended.

ACCOMMODATION

Ground Floor: Reception Hallway, Lounge, Kitchen, Dining Area.

Upper Floor: 2 Double Bedrooms, Bathroom.



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**RECEPTION
HALLWAY:**

Enter through an attractive substantial double glazed door and side screen with 'Rennie Mackintosh style design, leading into the spacious hallway that has tasteful decoration. Cupboard. Corniced ceiling. Downlighters. A stairway leads to the upper floor accommodation. Engineered wood flooring.

LOUNGE:

Approx. 15' 6" x 10' 6". A hardwood door with glazed inset panels leads into this highly impressive bright and airy room that has been decorated to an extremely high standard. French glazed doors and two side screens lead out to the decked area. Corniced ceiling. Engineered wood flooring.

DINING AREA:

A door with glazed inset panels leads into a delightful dining area that has tasteful décor. Ample space for dining table & chairs. Corniced ceiling. Downlighters. Large useful walk in cupboard. Engineered wood flooring. Open to the Kitchen.

KITCHEN:

Approx. 18' 5" x 8' 10". A feature of this home is the splendid well-appointed kitchen that has been fitted with base and wall mounted units in a Oak colour, two of which have glazed doors and shelving. Ample contrasting worktop surfaces in a Dark Black Granite coloured high gloss finish. Black coloured sink top with mixer tap. Incorporating Gas hob range and extractor hood. Double electric oven. Integrated Fridge & Freezer. Beautiful contrasting wall tiles. Window overlooking the rear. Tiled floor. Double glazed door to outside.

UPPER FLOOR:

Spacious landing with all rooms leading off. Two cupboards.

BEDROOM 1:

Approx. 12' 9" x 8' 10". A most impressive double bedroom of generous proportions that has an enviable outlook over the rear towards playing fields and the town beyond.

BEDROOM 2:

Approx. 10' 10" x 10' 9". This is an extremely attractive excellently sized double bedroom. A window has an outstanding view over the rear of the property, towards playing fields and the town beyond. Double built in wardrobe with sliding mirror fronted doors.

BATHROOM:

Approx. 7' 8" x 6' 2". A lovely family bathroom with new three piece white suite, including a 'P' shaped bath with mixer tap. Shower unit over bath & curved screen. Beautiful matching tiling complements the suite. Bathroom accessories, including a mirror. Wall mounted chrome coloured radiator. Window. Vanity shelf. Tiled floor. Spotlight cluster,

FEATURES:

Double Glazed Windows & Exterior Doors.

OUTSIDE:

A small easily maintained garden to the front is laid out neatly in coloured paving slabs. An access gate leads into a delightful enclosed easily maintained rear fenced garden, that is attractively laid out in coloured chipped stones and paving slabs with a charming raised decking. Outside tap connection.

LOCATION:

Travelling up Cairnie Loan, continue into Kirkton Road. Take the first turning left into Millfield Road.

E.P.C. Rating:

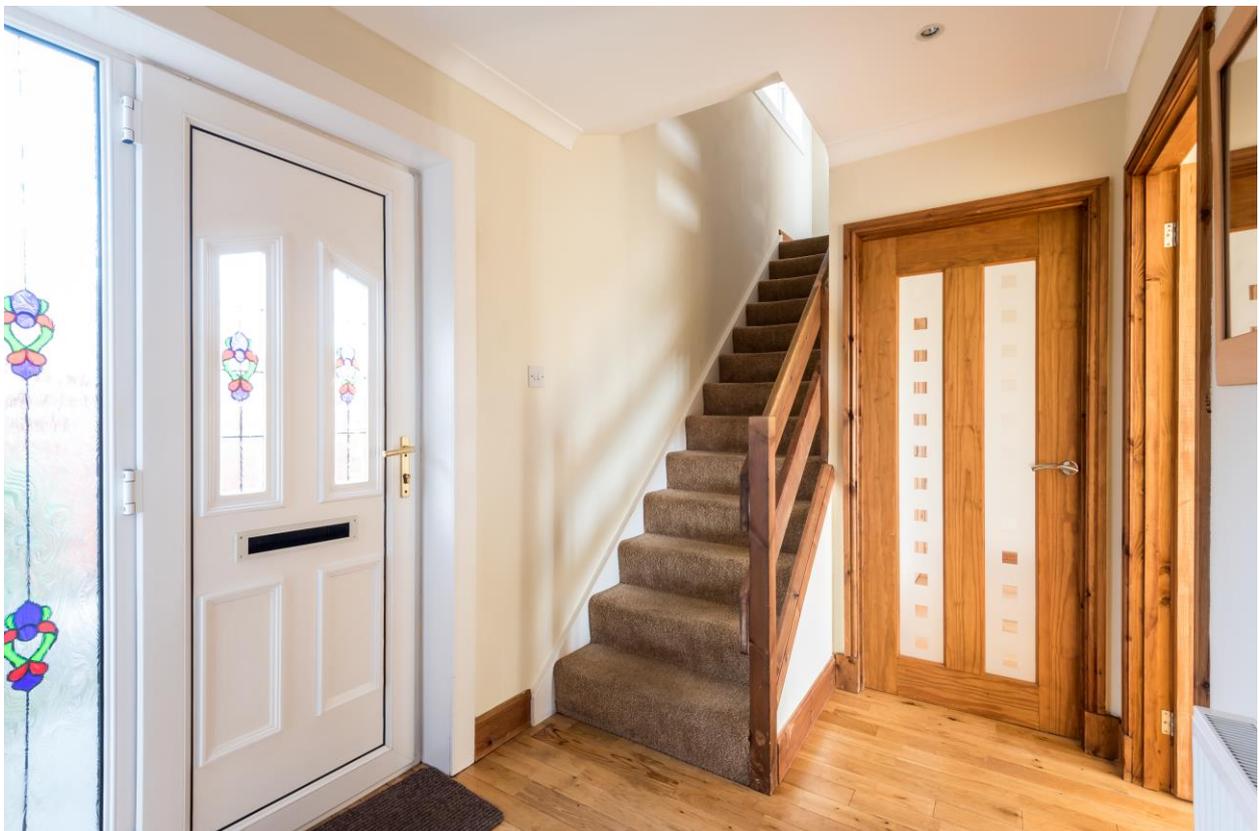
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HOME REPORT:

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

VIEWING:

By arrangement with Connelly & Yeoman.

















These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.