

**Connelly**



**Yeoman**

*Solicitors &*

*Estate Agents*

**13 GRAMPIAN GARDENS, ARBROATH DD11 4AE**



**OFFERS AROUND £185,000**

This highly impressive **SUPERIOR SEMI DETACHED VILLA** has been thoughtfully altered and extended to create generous adaptable family accommodation on two levels. The house is pleasantly situated in a small cul de sac, within a much sought after residential area to the North side of the town, close to Schools, including the new Warddykes Primary School, Playparks, Sports Centre and other local amenities. The stylish home has been maintained and decorated by the owners to an exceptionally high standard with many additional attractive features, including a splendid fitted Kitchen. The property enjoys the benefits of Gas Central Heating and Double Glazed Windows & Exterior Doors. A neat enclosed garden to the front, is attractively laid out in lawn, shrubs and bushes with a path to the main door. A monoblock driveway provides ample off street parking and leads to the garage. A link gate leads through to a covered passageway and into the delightful, large, fully enclosed and very private, easily maintained, rear garden in lawn with a sun terrace and a small patio. Outside tap connection. External lighting. A Shed and Greenhouse are included. Viewing this home absolutely essential to fully appreciate.



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## ACCOMMODATION

**Ground Floor:** Reception Hallway, Lounge with Family/Dining Area, Dining Room Area, Kitchen, Bathroom.

**Upper Floor:** W.C./Cloaks, 3 Double Bedrooms.



## LOCATION

Travelling out of Arbroath on the Montrose Road turn left into Grampian Gardens. Turn second on the right and No. 13 is directly in front.

**RECEPTION  
HALLWAY:**

Enter through an attractive double glazed front entrance door leads into the spacious Reception Hallway that has been tastefully decorated. Window. Useful understair cupboard with louvre doors. A stairway leads to the upper floor accommodation.

**BATHROOM:**

Approx. 6' 10" x 5' 2". A family bathroom with three piece white suite. Shower unit over the bath with screen. Contrasting wet wall covering. Corniced ceiling. Spotlight cluster. Bathroom accessories. Wall mounted white towel radiator. Window.

**LOUNGE WITH FAMILY  
AREA:**

Approx. 25' 5" x 11' 8". A white hardwood and split pane glazed door with side screen, leads into a particularly stunning bright and airy magnificently sized adaptable room that has been decorated to a high standard. A large picture window has a pleasing outlook over the front of the property and the garden. Sliding glazed doors lead into the Dining Room Area.

**DINING ROOM AREA:**

Approx. 10' x 8' 8" A highly impressive well proportioned Dining Room Area that has 'Old English' style wall panelling. Corniced ceiling. Space for table & chairs. Patio doors lead out to the rear. Open to the Kitchen.

**KITCHEN:**

Approx. 17' 9" x 10' 3". A feature of this home is the splendid modern stunning well appointed spacious kitchen. Fitted with base and wall mounted units in a White colour, one of which has a leaded glazed door. White coloured accessories. Ample worktop surfaces in Grey. Co-ordinating breakfast bar. Brown coloured sinktop with mixer tap. Plumbed for automatic washing machine. Extractor Canopy. Contrasting wall tiles. A window overlooks the rear. Additional side facing window. Downlighters. Double glazed door leading out.

**UPPER FLOOR  
LANDING:**

Spacious landing with all rooms leading off. Cupboard with a louvre door.

**W.C/CLOAKS:**

Approx. 7' 2" x 6' 9". Nicely presented with fresh décor. Modern w.c. & wash hand basin. Partially tiled. Bathroom accessories. Spotlight cluster. Velux roof window that allows light to flow in.

**BEDROOM 1:**

Approx. 14' 7" x 11' 6". This is a beautifully presented bright double bedroom of generous proportions that has tasteful neutral decoration. A window overlooks the front of the property. Wall to wall fitted wardrobe unit with sliding doors, two of which have mirror fronts. Large useful walk in cupboard. Spotlight cluster.

**BEDROOM 2:**

Approx. 11' 4" x 9' 9" . A most impressive excellently sized double bedroom that has a pleasing outlook over the rear of the property. Recess. Laminate flooring. Spotlight cluster.

**BEDROOM 3:**

Approx. 11' 10" x 9' 6". An extremely attractive spacious double bedroom that has an outlook over the front garden. Laminate flooring. Spotlight track.

**HEATING:**

Gas Central Heating.

**FEATURES:**

Double Glazing.

**OUTSIDE:**

A neat enclosed garden to the front, is attractively laid out in lawn, shrubs and bushes with a path to the main door. A monoblock driveway provides ample off street parking and leads to the garage. A link gate leads through to a covered passageway and into the delightful, large, fully enclosed and very private, easily maintained, rear garden in lawn with a sun terrace and a small patio. Outside tap connection. External lighting. A shed and greenhouse are included.

**GARAGE:**

Single garage with power, light and plumbed for automatic washing machine.

**E.P.C. Rating:**

D

**HOME REPORT:**

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

**VIEWING:**

By arrangement with Connelly & Yeoman.

















Illustration For Identification Purposes Only. Not To Scale (ID493569 / Ref:68022)

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.