

Connelly & Yeoman

Solicitors &

Estate Agents

19 CONDOR DRIVE, ARBROATH, DD11 3EP



OFFERS AROUND £130,000

This most impressive **END TERRACED VILLA** provides excellent spacious accommodation on two levels, pleasantly situated on a slightly elevated position within a much sought after small select residential area to the west end of the town, convenient for Schools, Sports Centre, Cricket Ground, Local Transport and other amenities. The property has been maintained and decorated to a high standard, with many additional attractive features including a well appointed, Dining Kitchen & Bathroom. There are the benefits of Gas Central Heating & Double Glazed Windows. The front is an easily maintained garden laid out in coloured chipped stones, shrubs and bushes with steps which have a wrought iron balustrade, and a pathway to the front door. There are off street parking facilities in coloured monoblocks. To the rear is a delightful enclosed private garden laid out in mainly in lawn with paving slabs and a decked area. A link gate gives side access to the front. A store and shed are included. Early viewing of this beautiful family home is essential to fully appreciate the accommodation offered.

ACCOMMODATION

Ground Floor: Entrance Hallway, Cloakroom, Lounge, Dining Kitchen.

Upper Floor: 3 Bedrooms, Bathroom.

78 High Street ♦ Arbroath ♦ DD11 1HL ♦ Arbroath ♦ DX430458 ♦ Tel: (01241) 434200

Fax: (01241) 434100

31 High Street ♦ Carnoustie ♦ DD7 6AG ♦ Tel: (01241) 859500 ♦ Fax: (01241) 859347

Website: www.connellyeoman.com ♦ Email: enquiries@connellyeoman.com

<u>ENTRANCE HALLWAY:</u>	Enter through a substantial hardwood and glazed front entrance door with side glazing into this spacious welcoming Hallway. Laminate Flooring. Useful store cupboard. A stairway leads to the upper floor accommodation.
<u>CLOAKROOM:</u>	Approx. 4' 10" x 4' 9". White two piece suite incorporating w.c. and wash hand basin which have built in vanity units in a white high gloss finish. Partially tiled. Laminate flooring. Window.
<u>LOUNGE:</u>	Approx. 18' 1" x 10' 6" . This is a most attractive bright and airy spacious Lounge which has been tastefully decorated. Large picture window overlooking the front garden and a further rear facing window. Multi fuel burning stove & hearth.
<u>DINING KITCHEN:</u>	Approx. 15' 1" x 13' 5" (at widest). A well appointed, Dining Kitchen which has been generously fitted with base and wall mounted units in an Oak colour. Chrome coloured accessories. Ample worktop surfaces in a Black colour. Black resin sinktop and drainer with mixer tap. Incorporating Ceramic Hob, Electric Oven & Extractor Canopy over. Space for fridge freezer. Tiled splashback. Plumbing for Automatic Washing Machine. Window overlooks the rear of the property. A door leads out to the rear garden.
<u>UPPER FLOOR:</u>	Window on the landing. Two storage cupboards.
<u>BEDROOM 1:</u>	Approx. 10' 5" x 10' 3". An extremely attractive, excellent sized double bedroom which has a window overlooking the front. Double built in wardrobe with mirrored sliding doors.
<u>BEDROOM 2:</u>	Approx. 9' 5" x 9' 4". This is another bright, generously proportioned double bedroom, A window overlooks the front of the property. Double built in wardrobe with mirrored sliding doors.
<u>BEDROOM 3:</u>	Approx. 8'4" x 7' 8". A pleasant well proportioned bedroom with a window overlooking the rear of the property. Built in storage cupboard.
<u>BATHROOM:</u>	Approx. 6' 5" x 5'6". Spacious bathroom with three piece white suite incorporating w.c., wash hand basin, with vanity unit below and bath. Matching tiling complements the suite. Shower over the bath with curved glass screen. Wall mounted chrome coloured towel radiator. Windows. Wood effect Flooring. Parador ceiling.
<u>HEATING:</u>	Gas Central Heating.
<u>FEATURES:</u>	Double Glazed Windows.
<u>OUTSIDE:</u>	The front is an easily maintained garden laid out in coloured chipped stones, shrubs and bushes with steps which have a wrought iron balustrade, and a pathway to the front door. There are off street parking facilities in coloured monoblocks. To the rear is a delightful enclosed private garden laid out in mainly in lawn with paving slabs and a decked area. A store and shed are included.
<u>LOCATION:</u>	Travelling into Arbroath from the Brechin/Forfar Road (A933) turn right at the traffic lights into the Westway then the next immediate right hand turning into East Muirlands Road. Take the immediate left turning into Condor Drive and number 19 is situated on the right hand side.

E.P.C. Rating:

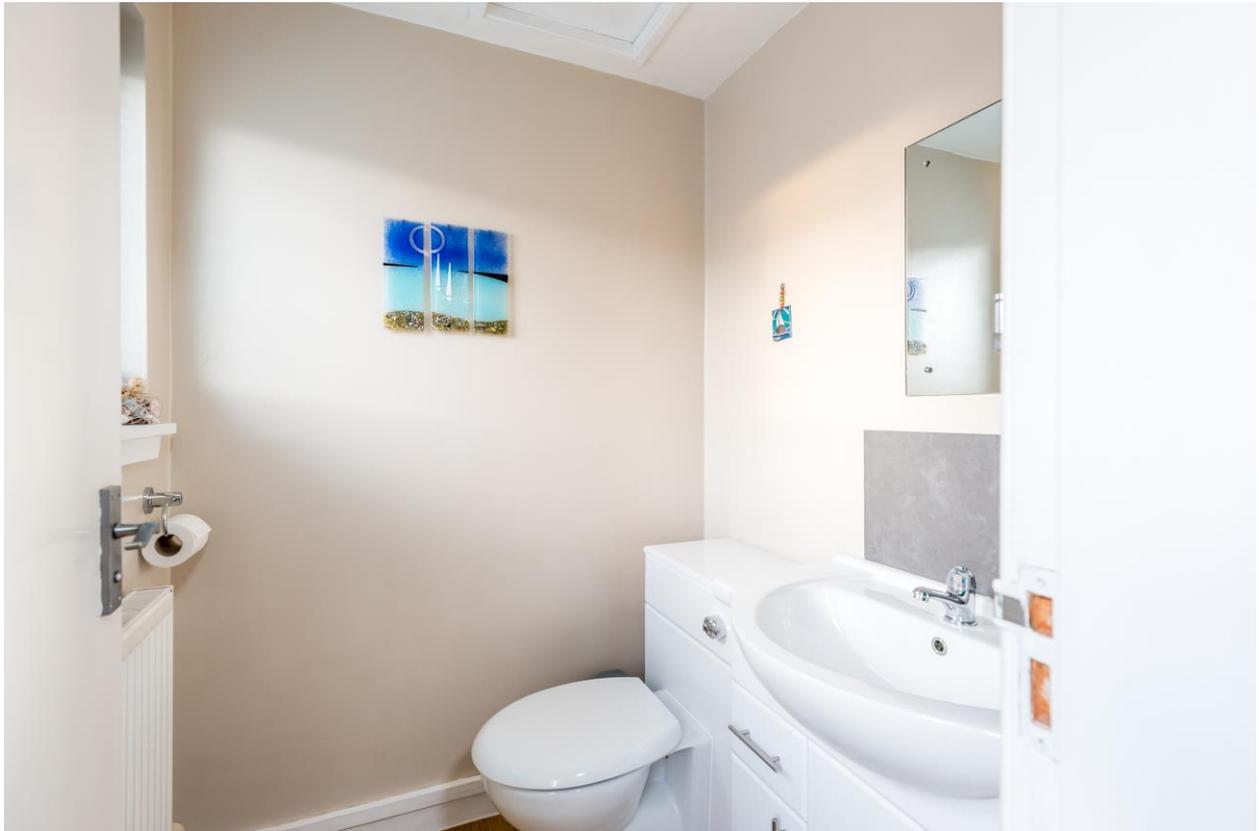
C.

HOME REPORT:

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

VIEWING:

By arrangement with Connelly & Yeoman.







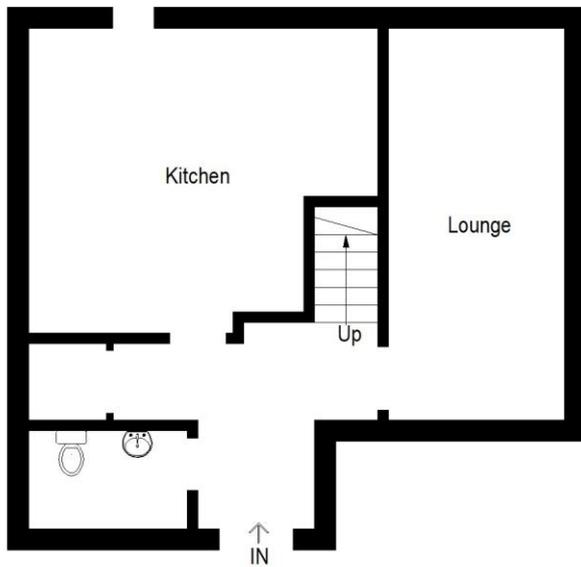




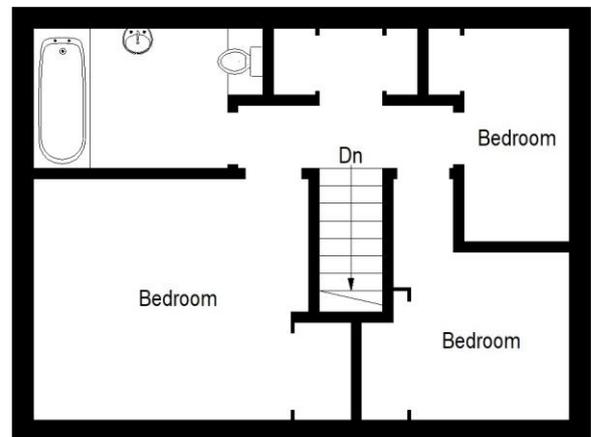








Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID 506117 / Ref: 68503)

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.