Connelly & Yeoman
Solicitors & Estate Agents

81 BENEDICT ROAD, ARBROATH, DD11 5EY.

OFFERS AROUND £95,000

This **MID TERRACED VILLA** provides excellent spacious family accommodation on two levels and is ideally situated within a pleasant area of the town, convenient to both Primary & Secondary Schools, Parks, Sports Centre & local Shops. The property has been maintained and decorated by the existing owner to a good standard with many additional attractive features, including a well appointed Kitchen. There are the benefits of Gas Central Heating, Double Glazed Windows & Exterior Doors. To the front is an easily maintained garden with paving and decking. To the rear there is a wonderful large fully enclosed garden which is laid out attractively in lawn, paving, chipped stones and decking. A shed is included. Viewing this home is highly recommended.

ACCOMMODATION

Ground Floor: Entrance Hallway, Lounge, Kitchen with Dining Area.
Upper Floor: 3 Bedrooms, Bathroom.

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ENTRANCE HALLWAY: Enter through attractive double glazed front entrance door into the hallway. Matching side window. Laminate flooring. A stairway with balustrade leads to the upper floor accommodation.

LOUNGE : Approx. 17'10" x 10'7" . A hardwood and split pane glazed door leads into a particularly charming bright and airy generously proportioned room which has tasteful decor. A large picture window has a pleasant outlook over the front of the property. Patio doors lead out onto a decking area in the rear garden.

KITCHEN with DINING AREA: Approx. 15' 6" x 18' 11" . A feature of this home is the splendid modern well appointed Kitchen. Fitted with base and wall mounted units in a Pine colour. Ample worktop surfaces in a Granite effect finish. Co-ordinating breakfast bar. Gas Hob, Electric Oven & Extractor Canopy over. Plumbed for automatic Washing Machine and there is space for a Fridge Freezer. Cupboard. Laminate flooring. Large storage cupboard. Window overlooking the rear. Corniced Ceiling. Double Glazed door leading out to the rear garden.

There is an area which could be utilised as a dining area as there would be ample space for a table and chairs. Sliding French Doors lead out to a small decking area at the front of the property.

UPPER FLOOR LANDING: Spacious landing.

FAMILY BATHROOM: Approx. 10' 4" x 6' 2". A lovely, large, well presented bathroom with three piece white suite comprising w/c, basin and bath with shower over and curved screen. Partial tiling complements the suite. Bathroom accessories. Chrome coloured towel radiator. Cupboard housing the hot water tank and boiler. Two windows overlooking the rear of the property.

BEDROOM 1: Approx. 11' 8" x 6' 4". This is a most attractive, generously proportioned double bedroom which has a pleasant outlook to the rear.

BEDROOM 2: Approx. 14' 10" x 8' 4". An impressive, excellent sized, double bedroom which has two windows overlooking the front of the property. A wall of fitted wardrobes with mirrored fronts.

BEDROOM 3: Approx. 12' 7" x 9' 8". This is a pleasant well proportioned bedroom which has an outlook over the rear.

FEATURES: Double Glazed Windows & Exterior Doors.

LOFT: An aluminium pull down ladder gives access to a large floored loft which has power.

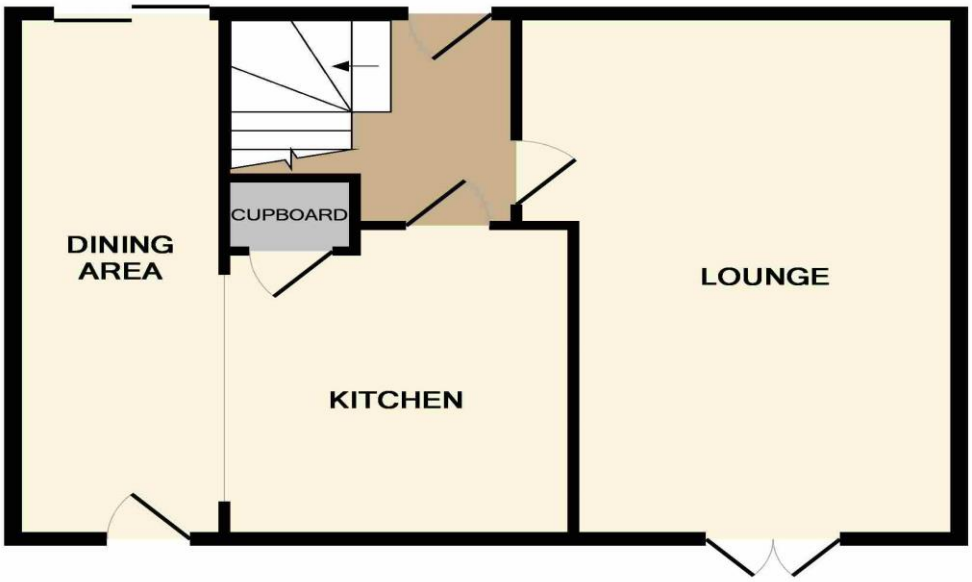
OUTSIDE: To the front is an easily maintained garden with paving and decking. To the rear there is a wonderful large fully enclosed garden which is laid out attractively in lawn, paving, chipped stones and decking.

LOCATION: Travelling from Seaton Road, turn into St. Ninians Road. Turn third left into Benedict Road and no. 81 is located quite far round on the right hand side.

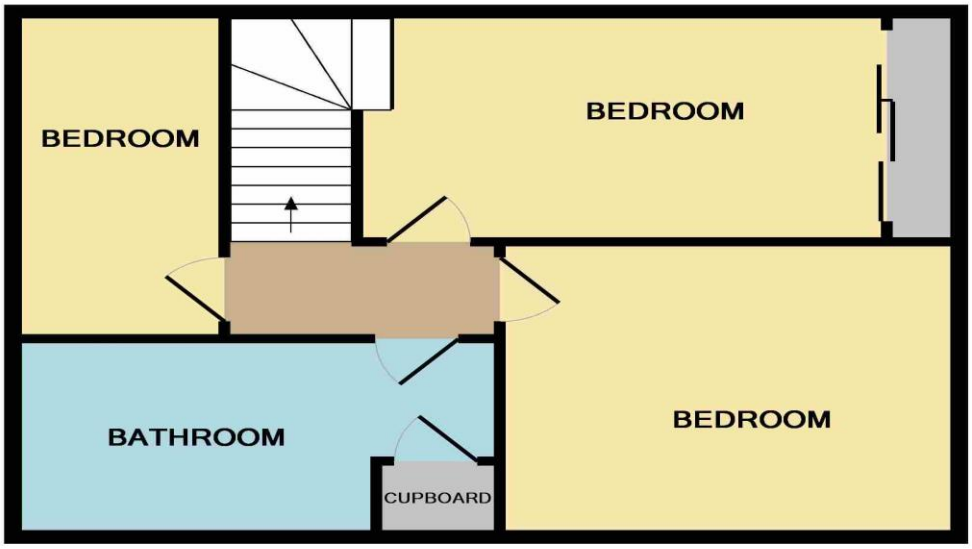
HOME REPORT: **For further information relating to the condition of the property, viewing the Home Report is recommended.**

E.P.C. Rating: D

VIEWING: By arrangement with Connelly & Yeoman



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.