



3 Parkview Gardens, Arbroath, DD11 4JN

SEMI DETACHED VILLA



Key Features

- Generously proportioned family accommodation • Charming features
- Neat gardens & off street parking • Double glazing & gas central heating



OFFERS AROUND
£180,000

Property Description

VESTIBULE: Enter through a very attractive white front entrance door with coloured glass panel into the Vestibule. Laminate flooring.

RECEPTION HALLWAY: Enter through a split pane glazed door into the spacious welcoming hallway that has tasteful décor. Window. Laminate flooring. Store cupboard. An attractive stairway with balustrade leads to the upper floor accommodation.

SHOWER ROOM: Approx. 4' 3" x 4'. Well presented with white w.c. & wash hand basin. Separate shower enclosure with wet wall covering. Contrasting wall tiles. Wall mounted chrome coloured towel radiator. Window.

LOUNGE: Approx. 13' 6" x 12' 9". This is a beautifully presented, bright and airy tastefully decorated room of generous proportions. A large window has a pleasant outlook over the front of the property. Corniced ceiling. Laminate flooring.

DINING AREA: Hardwood and split pane french glazed doors lead into the very charming spacious dining area that has been decorated to a high standard. Ample space for dining table chairs. Patio doors leads into the Garden Room. Open to the Kitchen.

KITCHEN: Approx. 20' 8" x 9' 8". A feature of this home is the splendid well appointed kitchen which has been fitted with ample base and wall units in a Cherry Wood colour. Chrome coloured accessories. Ample worktop surfaces in a Grey speckled effect finish. Stainless steel coloured sink top with mixer tap. Attractive contrasting wall tiles. Incorporating gas hob, electric oven & extractor over. Plumbed for washing machine. Integrated Dishwasher & Fridge/Freezer. Window overlooking the rear. Laminate flooring. Spotlight cluster.

GARDEN ROOM: Approx. 10' 5" x 7' 5". A particularly stunning glazed Garden Room that has a most appealing outlook towards the rear garden. Sloping ceiling. Tiled flooring. French split pane glazed door lead out.

UPPER LEVEL: Spacious landing.

BATHROOM: Approx. 7' 5" x 6' 6". A lovely Bathroom with three piece white suite. Vanity shelf incorporating the wash hand basin. Shower unit over the bath with screen. Beautiful matching tiling complements the suite. Bathroom accessories. Wall mounted chrome coloured towel radiator. Velux roof window.



BEDROOM 1: Approx. 9' 7" x 9' 7". An immensely appealing generously proportioned bedroom that has fresh decoration. A window has a pleasant outlook towards the rear garden.

BEDROOM 2: Approx. 10' 9" x 9' 8". A highly impressive, excellently sized double bedroom with views over the rear garden. Double fitted wardrobe with sliding mirror fronted doors with gold coloured trim.

BEDROOM 3: Approx. 9' 6" x 9' 2". This is an extremely attractive well proportioned front facing bedroom. Double fitted wardrobe with sliding doors.

OUTSIDE: To the front is a lovely garden laid out neatly in lawn with a pathway and steps up to the front door with adequate off street parking facilities. A wonderful enclosed and very private rear raised garden which is laid out neatly in coloured chipped stones with a tree. In addition, there is an area in lawn and paved areas. A shed is included. Outside tap connection.



Property Professionals



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.

Connelly & Yeoman
Solicitors & Estate Agents

tspc

