Connelly & Yeoman
Solicitors Estate Agents

29 Cairnie Crescent, Arbroath, DD11 4DZ

MID TERRACED VILLA

Key Features

- Spacious family accommodation
- Long enclosed private rear garden & shed included
- Attractive features
- Gas central heating, double glazed windows & exterior doors

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OFFERS AROUND

£115,000

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Property **Description**

ENTRANCE HALLWAY: Enter through a substantial double glazed front entrance door leading into the spacious and welcoming hallway. Under stair recess. Useful store cupboard. A stairway leads to the upper floor accommodation.

DINING KITCHEN: Approx. 11' 10" x 11' 8". A feature of this home is the splendid well-appointed kitchen that has been fitted with base and wall mounted units in an Oak colour, two of which have glass doors and shelving. Chrome coloured accessories. Ample worktop surfaces in a Dark Black granite effect finish. Stainless steel sink top with mixer tap. Incorporating Gas Hob, Electric Oven & Extractor Canopy. Plumbed for automatic washing machine & integrated dishwasher. Contrasting wall tiles. Window overlooking the rear. Cupboard housing the central heating boiler. Space for table & chairs. Spotlight cluster. A white hardwood door with opaque glazed panels leads to the hallway.

LOUNGE: Approx. 18' 2" x 14" 7". A white hardwood with opaque glazed insets gives access into this a particularly charming bright and airy magnificently sized room that has been decorated to an exceptionally high standard. Window. Two French glazed doors with two side screens lead out to the rear garden.

UPPER FLOOR: Spacious gallery landing with balustrade. Large store cupboard. Access to the floored loft.

BEDROOM 1: Approx. 14' 3" x 11' 10". This is a delightful generously proportioned double bedroom that has enviable open aspect views over the rear garden towards the valley. Two substantial wardrobe units with mirror fronted doors.

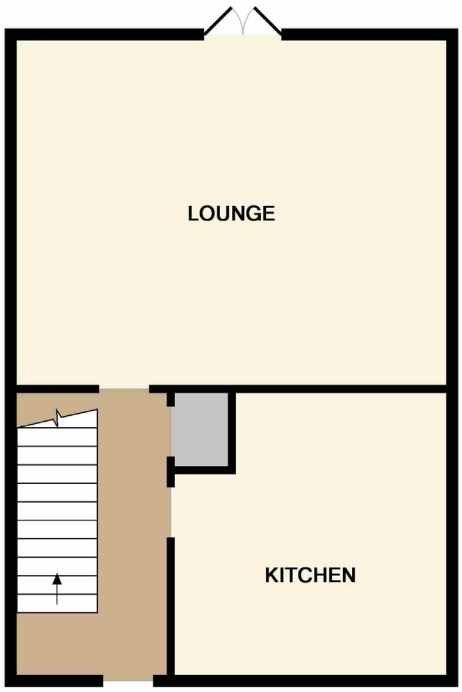
BEDROOM 2: Approx. 11' 9" x 11' 8". A highly impressive excellently sized double bedroom that has a window which overlooks the front. Triple and single wardrobe unit with mirror fronted doors.

BEDROOM 3: Approx. 9' 1" x 7' 11". A most attractive well-proportioned bedroom that has an outstanding view over the town and the valley. Fitted wardrobe.

BATHROOM: Approx. 6' 7" x 5' 7". A lovely family bathroom with three piece white suite. Vanity unit incorporating the wash hand basin. Shower unit over bath with screen. Matching tiling complements the suite. Bathroom accessories. Window.

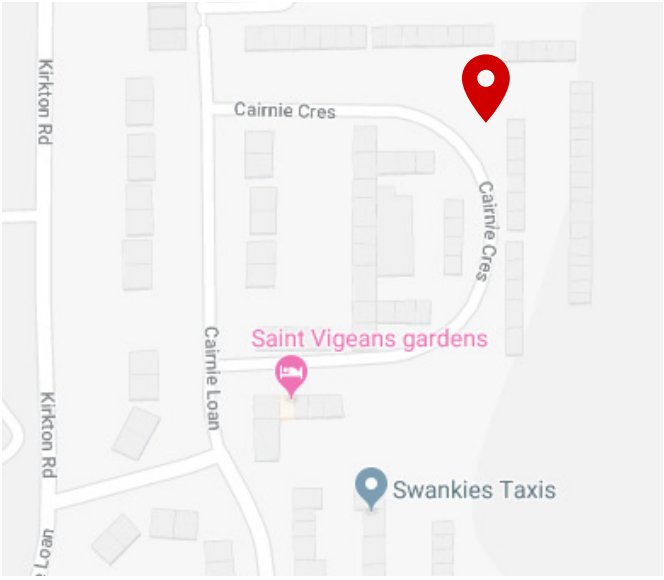
OUTSIDE: A small easily maintained garden to the front is laid out in coloured chipped stones and paving slabs. A pathway and steps leading up to the main door. A shed is included. To the rear is a lovely enclosed and very private fenced garden which is laid out in artificial turf with an area in coloured chipped stones.

Property Professionals



GROUND FLOOR

1ST FLOOR



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