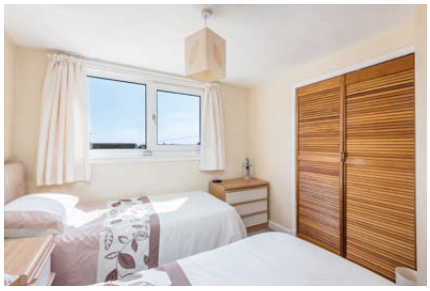
Connelly & Yeoman

Solicitors Estate Agents

44 ARBIRLOT ROAD, ARBROATH, DD11 2ES

SEMI DETACHED VILLA



Key Features

- Situated in a much sought after residential area
- Front and rear gardens. Shed included
- Driveway which leads to a garage
- Gas central heating. Double glazed windows & exterior doors

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OFFERS AROUND

£143,000

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Property **Description**

RECEPTION HALLWAY:
Entered through an attractive substantial double glazed door leading into the extremely attractive spacious welcoming Hallway that has tasteful decor. Two useful under stair cupboard. Small high level window. A stairway with balustrade leads to the upper floor accommodation.

LOUNGE:
Approx. 16' 6" x 11' 10". This is a most appealing, beautifully presented bright and airy room of generous proportions. A large picture window offers an outlook over the front. Corniced ceiling. Ornate centre piece. Traditional carved fireplace with marble features and hearth, incorporating coal effect electric fire. Laminate Flooring. Double doors with glazed panels leads into the Dining/Family Area.

DINING/FAMILY AREA:
A very charming area that has tasteful decoration. Wooden panelling to dado level. Ample space for dining table & chairs. Window overlooking the rear garden. Open to the Kitchen

KITCHEN:
Approx. 19' 1" x 8'. A well-appointed kitchen which has been fitted with floor and wall mounted units in a green grain colour, two of which have glass doors and shelving. Ample worktop surfaces in a light beige marble effect finish. Stainless steel sinktop with mixer tap. Incorporating Gas Hob & Electric Oven. Plumbed for dishwasher & automatic washing machine. Contrasting wall tiles.

BATHROOM:
Approx. 6' 9" x 6' 5". Nicely presented, with white three piece suite. Shower unit over the bath with curtain Matching tiling complements the suite. Bathroom accessories. Window. White wooden panelled walls. Chrome coloured towel radiator.

UPPER LANDING:
On the landing there is a window which allows additional light to flow in. An aluminium pull down ladder gives access to the loft.

BEDROOM 1:
Approx. 10' 6" x 9' 8". This is an impressive, excellent sized bright and airy double bedroom that has a large window which overlooks the rear. Double fitted wardrobes with louvre doors.

BEDROOM 2:
Approx. 8' 11" x 7' 1". A pleasant well proportioned single bedroom that has an outlook towards the rear of the property. Additional side facing window. Store cupboard.

BEDROOM 3:
Approx. 10' 1" x 9' 7". An extremely attractive generously proportioned double bedroom with an outlook over the front of the property. Wall to wall fitted wardrobe units with sliding doors, two of which have mirror fronts.

W.C./CLOAKS:
Approx.5' 10" x 3' 2". With white w.c. & vanity unit in a white high gloss finish, incorporating the wash hand basin. Partially tiled. Bathroom accessories.

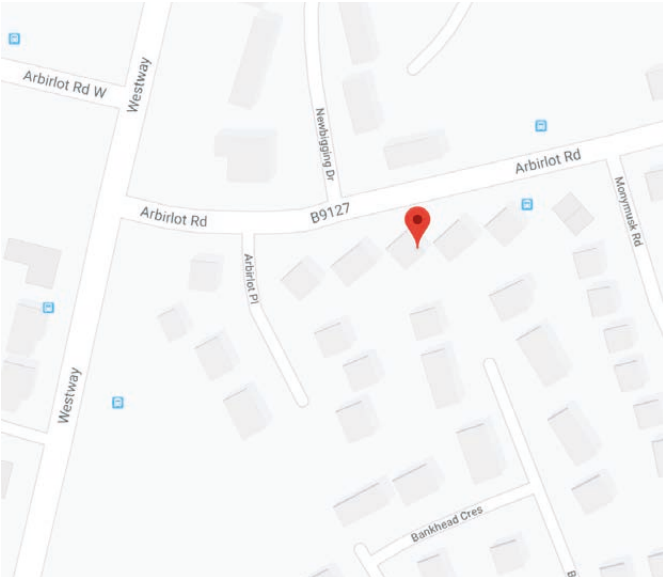
OUTSIDE:
To the front is an enclosed easily maintained garden, laid out attractively in lawn, an abundance of assorted shrubs, bushes and flowers with a driveway leads to the garage. A wooden gate gives access into a delightful enclosed neat well stocked mature rear garden, laid out in coloured chipped stones, lovely assorted shrubs, bushes and flowers with a paved sun terrace. A shed is included. External lighting. Outside tap connection.

GARAGE:
Single Garage with power & light.

Property Professionals

GROUND FLOOR

UPPER FLOOR



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.

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