Connelly & Yeoman

Solicitors Estate Agents

5 WEST ABBEY STREET, ARBROATH, DD11 1EQ

MID TERRACED VILLA

Key Features

- Excellent, spacious family accommodation
- Maintained & decorated to a very high standard
- Fully enclosed rear garden with off-street parking
- Double Glazing & Gas Central Heating

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OFFERS OVER

£125,000

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Property **Description**

This impressive bright and airy MID TERRACED VILLA affords generously proportioned accommodation on two levels, situated in a prime residential area, in the centre of the town, close to all the usual amenities. The stylish home has been maintained and newly decorated by the present owners to a high standard with many additional attractive features, including a modern well appointed Kitchen and the stunning new Shower Room The property enjoys the benefits of gas central heating, double glazing and white hardwood interior doors. To the rear is delightful enclosed easily maintained garden in red coloured monoblocks with off street parking, Link gates lead out to the rear courtyard area Viewing this home internally is absolutely essential.

ACCOMMODATION
Ground Floor: Vestibule, Hallway, W.C./Cloaks, Lounge, Dining Kitchen..
Upper Floor: 2 Double Bedrooms, Shower Room.

VESTIBULE:
Enter through double glazed front entrance door into the Vestibule. Laminate flooring.

HALLWAY:
A glazed door gives access into the hallway. Small window. A stairway leads to the upper floor accommodation. Laminate flooring.

W.C./CLOAKS:
Approx. 5' 1" x 3' 7". With white w.c. & wash hand basin. Contrasting wall tiles.

LOUNGE:
Approx. 14' 6" x 13' 2". This is a beautifully presented bright and airy room that has been tastefully decorated. Two large picture windows overlook the rear of the property. Corniced ceiling. Large useful walk in cupboard with window & shelving.

DINING KITCHEN:
Approx. 11' 2" x 10' 8". A feature of this home is the splendid modern well-appointed freshly decorated kitchen that has been fitted with floor and wall mounted units in Beech colour. Chrome coloured accessories. Ample contrasting worktop surfaces in a Dark Charcoal colour. Chrome coloured accessories. Concealed lighting Black coloured sinktop with mixer tap. Incorporating stainless steel gas hob, elective oven & extractor over.. Plumbed for automatic washing machine. Complementary wall tiles. A window has an outlook towards the rear. Space for table & chairs. Laminate flooring. Downlighters. A double glazed door leads out to the rear of the property.

UPPER FLOOR:
An attractive spacious landing with window. Five useful cupboards. Access to the loft.

BEDROOM 1:
Approx. 11' 6" x 10' 10". An extremely attractive excellently sized double bedroom that has tasteful decor and overlooks the rear of the property.

BEDROOM 2:
Approx. 13' 6" x 10' 10". This is an impressive generously proportioned double bedroom that has been recently decorated. A window has a pleasant outlook towards the rear.

SHOWER ROOM:
Approx. 7' 3" x 5' 10". A stunning new shower room that has fresh décor. White w.c. and vanity unit in a Light Walnut colour incorporating the wash hand basin. Large walk in shower enclosure with beautiful wet wall covering. Bathroom accessories. Recessed shelving. Vanity shelf. Window. Parador ceiling with downlighters. Wall mounted chrome coloured towel radiator.

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.

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