



31 ROWAN PATH, ARBROATH, DD11 2HW

SEMI DETACHED VILLA



Key Features

- Situated in a popular residential area to the West End of town.
- An excellent, generously proportioned home. • Gas central heating. Double Glazing.
 - Spacious lounge with wood burning stove and dining area.
 - Delightful rear garden with sunny patio area and two sheds.



2 1 1

OFFERS OVER
£120,000

Property Description

Situated within a sought after residential area to the west end of the town close to Schools, Sports Centre and other local amenities, this impressive SEMI DETACHED VILLA provides generous family accommodation on two levels. The property has been maintained and decorated to an exceptionally high standard, with many additional attractive features including a spacious dual aspect lounge with dining area with delightful fireplace incorporating a multi fuel stove, a well appointed kitchen, 2 very spacious bedrooms and a modern family bathroom. There are the benefits of gas central heating and double glazing with all carpets, flooring and blinds included in the sale. There is an easily maintained garden to the front, with pathway leading to the front door, and to the enclosed rear garden. The garden to the rear is very secluded and secure and offers a lovely area for family and to relax with a block patio area, established trees and shrubs, lawn, seating area and two outhouses.

ACCOMMODATION:

Ground Floor: Entrance Porch, Lounge with Dining Area, Rear hallway, Kitchen.

Upper Floor: 2 Bedrooms, Family Bathroom.

ENTRANCE PORCH:

Approx. 8' 9" x 4' 2". Enter through a double glazed front entrance door with both side and front facing windows offering a bright welcoming area with Parquet flooring and panelling to dado height and a fifteen pane glass panel door leading into the lounge.

LOUNGE WITH DINING AREA:

Approx. 20'2 (at the widest) x 14'. This is a beautifully presented, bright and airy dual aspect lounge and dining area with a large picture window offering an outlook over the front garden and a side window. There is an attractive modern stone fireplace with marble hearth incorporating a multi fuel stove, solid oak wood flooring and a radiator. The dining area offers ample room for a table and chairs and also has solid oak wood flooring and a radiator.

REAR HALL:

Access via a fifteen pane glass panel door into a generous size rear hallway with door leading out into the rear garden. There is a useful understair storage cupboard, solid wood flooring, a radiator and access to the upper floor with rear facing window.

KITCHEN:

Approx: 11' 4" x 12'3. A generous size kitchen which is fitted with base and wall units with under unit lighting, incorporating a stainless steel sink with mixer tap. There is a double stainless steel oven and hob with stainless steel and glass extractor hood above, automatic washing machine to be included in sale. There is ample room for a table and chairs and a rear facing window overlooking the rear garden.

UPPER LANDING:

Stairway leading to upper floor with rear facing window and access to attic which is partially floored with power.

BEDROOM 1:

Approx. 9'9 x 15'4. An extremely attractive generously proportioned double bedroom which has an outlook over the front of the property with walk-in storage cupboard with light, wooden floor, radiator.

BEDROOM 2:

Approx. 10' x 10'3. This is a delightful, excellent sized double bedroom with front facing window, wooden flooring and a radiator.

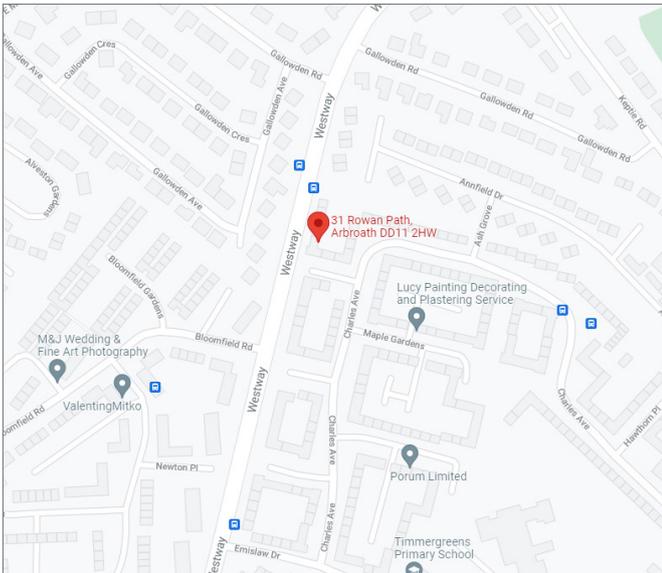
FAMILY BATHROOM:

Approx. 6' 6 x 5'7. Most attractive wet walled bathroom fitted with 3 piece white suite comprising of a P-shaped bath with over the bath electric shower, vanity to the w/c and wash hand basin with mixer tap, Parador ceiling with spotlights, radiator and Karndean vinyl flooring.





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

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