



29 GRAMPIAN GARDENS, ARBROATH, DD11 4AF

DETACHED VILLA



Key Features

- Set within a very popular location. • Ideal family home. • Gas central heating and double glazing.
- Lock block driveway leading to a detached garage. • Generous size plot with mature garden grounds.



OFFERS OVER
£190,000

Property Description

This DETACHED VILLA offers spacious accommodation on two levels and is ideally situated within a popular established residential area, close to Schools, Sports Centre, Shops, Parks and local transport links. The house is set within a generous size plot and has the benefit of gas central heating and double glazing with all blinds included in the sale. Outside a large lock block driveway provides parking for several cars and leads to a detached garage with electric garage door, power points and light and to an additional parking area, suitable for a caravan or motorhome. The surrounding mature garden grounds are mainly laid to lawn with established trees and shrubs and there is an outside water tap.

ACCOMMODATION

Vestibule, Hallway, Lounge, Dining Room, Kitchen, 3 Bedrooms, Bathroom.

VESTIBULE:

Entry is into a vestibule with cupboard housing the electric meter and fuse box. A glass panel door leads into the hallway.

HALLWAY:

A welcoming hallway with a staircase leading to the upper floor and an under stair storage cupboard, and radiator.

LOUNGE:

Approx. 12' x 18'4. This is a bright spacious room with front facing window overlooking the garden. There are TV, Sky points and a radiator. Double sliding glass panel doors lead into the dining room.

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DINING ROOM:

Approx. 12' x 9'7. A generous size dining room with a delightful outlook over the rear garden. There is a TV point, radiator and an access hatch leading into the kitchen.

KITCHEN:

Approx. 14'8 x 8'8. A bright spacious kitchen with both front and rear facing windows which is fitted with base and wall mounted units with coordinating work surfaces incorporating a stainless steel sink with a mixer tap. There is a stainless steel electric oven, gas hob with extractor hood above, and plumbed space for an automatic washing machine. Integrated fridge freezer. Radiator.

SUNROOM:

Approx. 6' x 5'6. A delightful sunroom which overlooks and gives access into the rear garden. There is laminate flooring and a wall light.

BATHROOM:

Approx. 6'3 x 6'5. There is a three piece white suite with an over the bath shower. There is a side facing window, bathroom fittings and a radiator.

BEDROOM 1:

Approx. 10'4 x 13'5. This is an excellently sized double bedroom that has a pleasant outlook towards the front of the property with a double shelved and hanging wardrobe and vanity area, and a radiator.

UPPER FLOOR:

Access into a large storage cupboard with light which gives access into the loft space.

BEDROOM 2:

Approx. 9'2 x 12'6. A well proportioned bedroom that enjoys an outlook towards the front of the property and has one wall complete to shelved and hanging wardrobes with sliding doors. There is a second double shelved and hanging wardrobe with sliding doors, and a radiator.

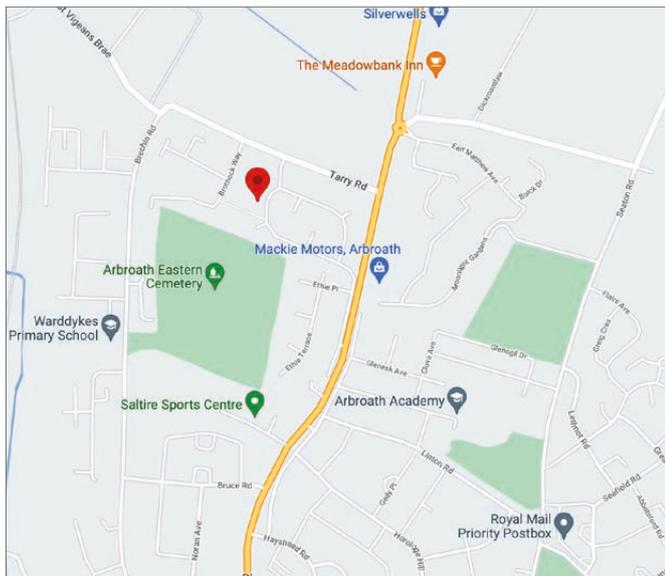
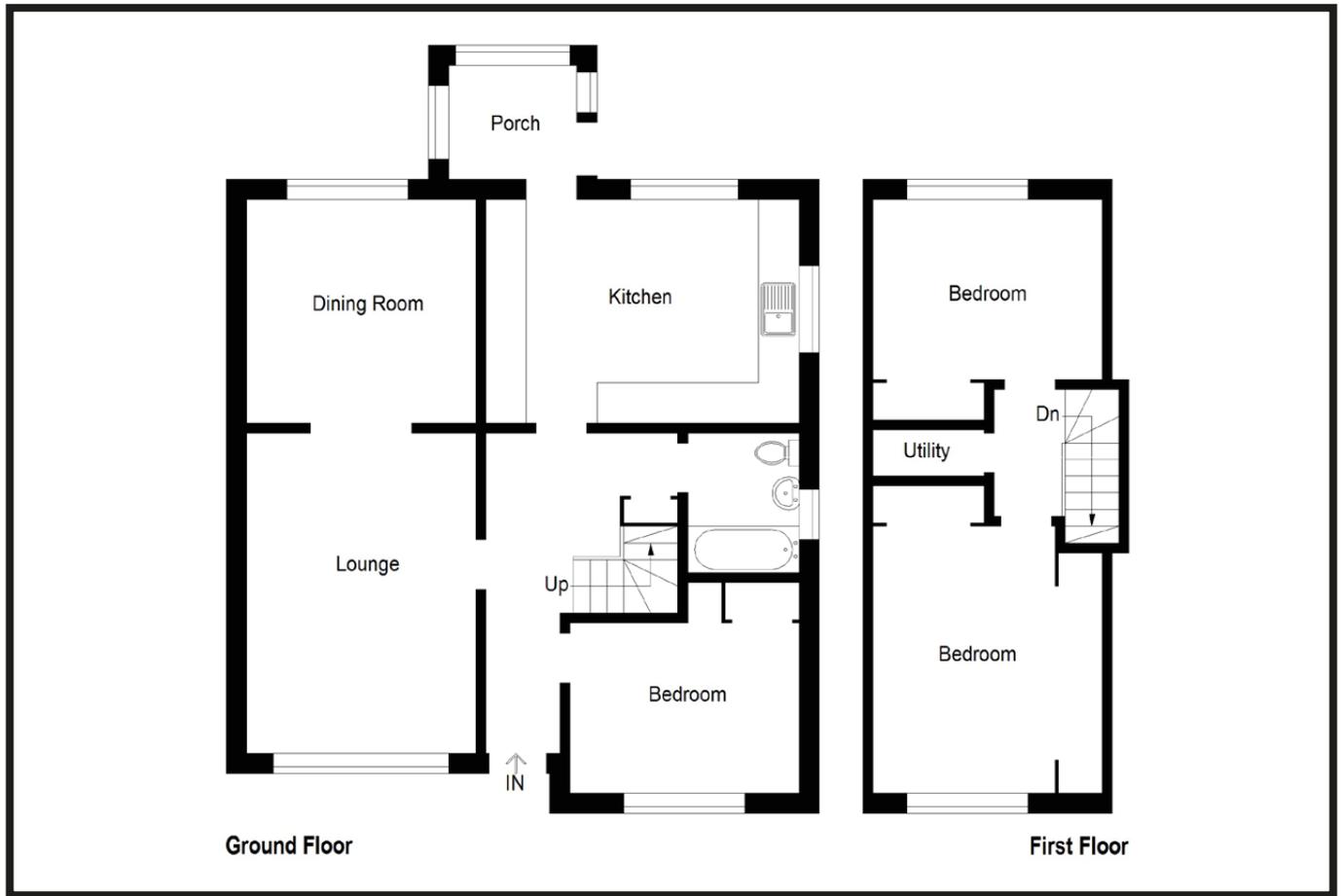
BEDROOM 3:

Approx. 11'3 x 8'9. Rear facing double bedroom with a shelved and hanging wardrobe with sliding doors. There is access into the eaves for storage which also houses the gas central heating boiler. There is a 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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