



40 ELMBANK CRESCENT, ARBROATH, DD11 4EY

TERRACED VILLA



Key Features

- Set within a very popular area • Presented in immaculate condition
- Enclosed front & rear gardens • Gas Central Heating and Double Glazing



OFFERS OVER
£115,000

Property Description

This impressive, bright and airy TERRACED VILLA is ideally situated within a most desirable residential area, close to all amenities and services including shops, sports centre, and railway station. Providing generous accommodation this delightful family home is presented in move-in condition and has been thoughtfully upgraded and decorated in modern neutral tones and enjoys the benefit of gas central heating, double glazing, with all carpets, Karndean flooring, some blinds and light fittings included in the sale. To the front is an enclosed, low maintenance garden. To the rear are two enclosed garden areas, the first with a brick built outhouse, with power and light, and the second mainly laid to grass with a sunny patio area and solar lighting. Viewing this excellent home is highly recommended.

ACCOMMODATION:

Lounge with dining area, Kitchen, 2 Bedroom & Bathroom

HALLWAY:

A welcoming hallway with a cupboard housing the electric meter, a shelved under stair cupboard with cloaks area, spotlights to the ceiling, the staircase leading to the upper floor, and a radiator. Wood effect Karndean flooring flows throughout the ground floor.

LOUNGE:

Approx. 11'5 x 11'8. Entry is via a glass panel door into a very well presented spacious lounge with front facing window, a feature shelved alcove with TV point above, a modern ceiling light, radiator and open into the dining area.

DINING AREA:

Approx. 7'10 x 9'5. Overlooking the rear garden with ample room for dining, a modern ceiling light, and radiator.

KITCHEN:

Approx. 10'4 x 10'5. Rear facing kitchen fitted to base and wall units with under unit lighting, and coordinating work surfaces incorporating a stainless steel sink with mixer tap. There is an electric oven, induction hob with extractor hood above, plumbed space for an automatic washing machine, dishwasher and space for a fridge/freezer. Door leading out into the rear garden.

UPPER HALLWAY:

Access via a Ramsay style ladder into a partly floored loft with light. |Spotlights to the ceiling.

BEDROOM 1:

Approx. 11'7 x 12'2. A rear facing double bedroom with a double shelved and hanging wardrobe with sliding mirror doors, and a radiator.

BEDROOM 2:

Approx. 15'4 x 9'2. A front facing bright spacious double bedroom with a shelved storage cupboards, a second hanging wardrobe, and a radiator.

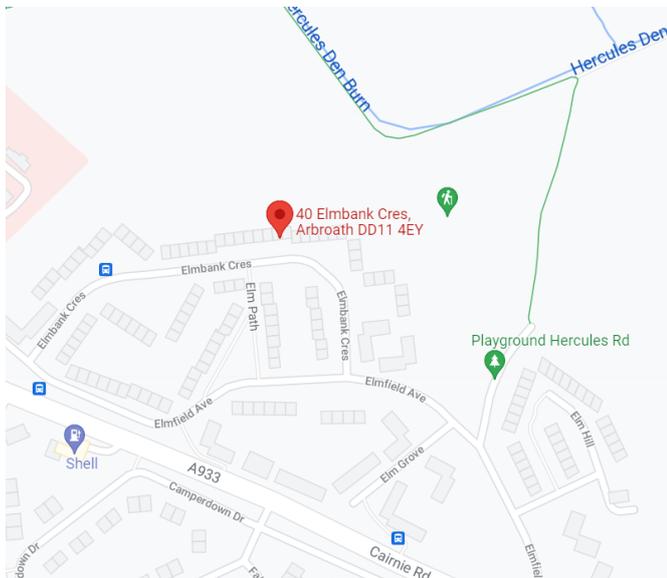
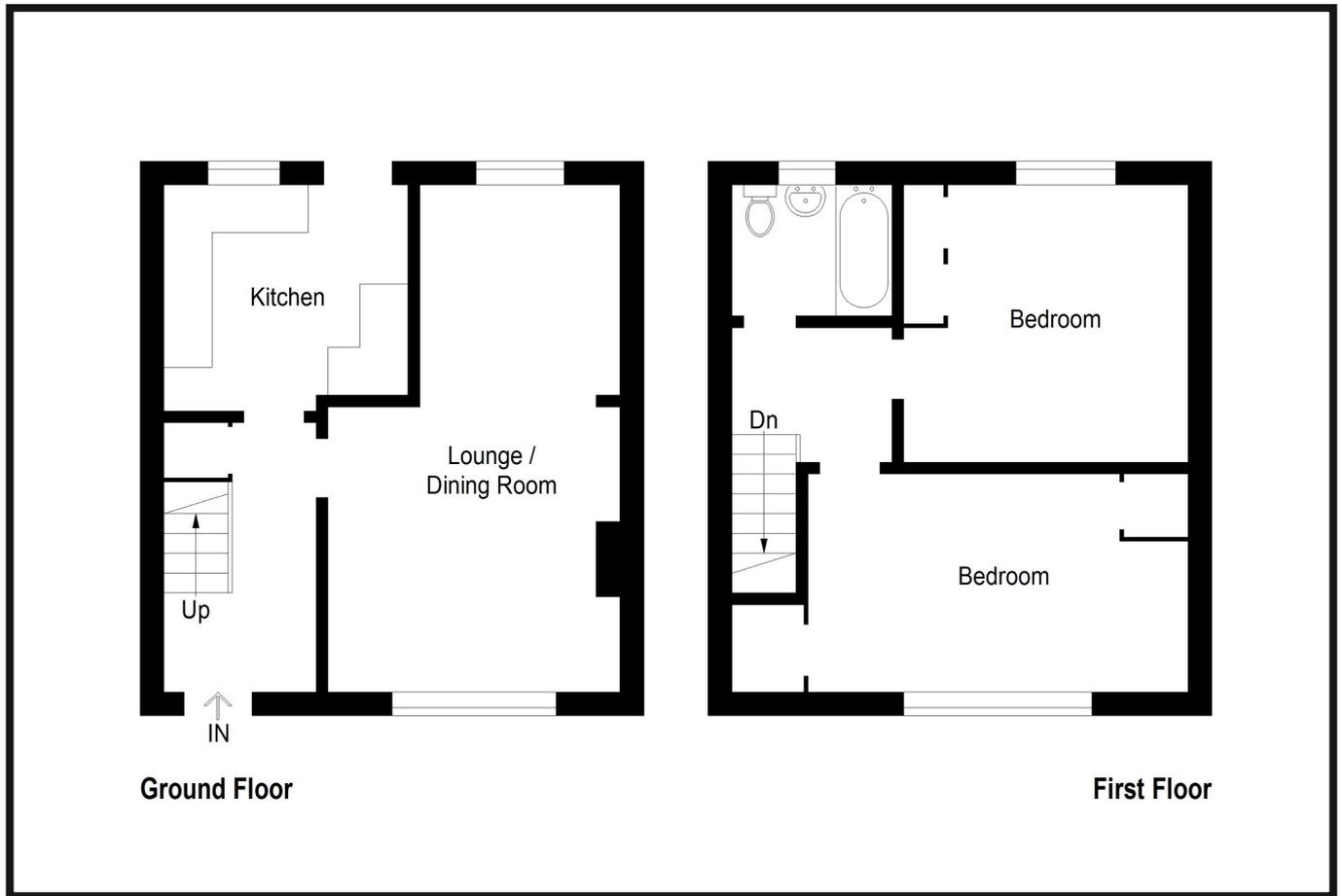
BATHROOM:

Approx. 6'8 x 5'5. A rear facing bathroom with a 3 piece white suite with an over the bath power shower. The bathroom is finished with modern tiling with bathroom fittings, wood effect laminate flooring, spotlights to the ceiling, and 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.

Connelly & Yeoman
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