



**48 ANNFIELD DRIVE,
ARBROATH, DD11 2EL**

**SEMI DETACHED
VILLA**



Key Features

- Popular residential location close to all amenities .
- Spacious Family Accommodation. • Modern tasteful decor throughout.
- Recently landscaped gardens to rear.



OFFERS OVER
£125,000

Property Description

This SEMI-DETACHED VILLA is located in a very popular residential area close to all the local amenities. A spacious family home which has been maintained and decorated by the current owners to an exceptionally high standard, with many additional attractive features including the contemporary breakfasting kitchen. The property enjoys the benefits of gas central heating & double glazed windows. There is an extensive neat garden to the front laid out with coloured chipped stones for ease of maintenance. A paved pathway goes around the property leading to a newly installed, substantial, steel framed with timber infill gate which gives access to the delightful, fully enclosed and secluded rear garden. The rear garden has recently been beautifully landscaped and is laid out attractively with paved patio areas, ornamental shrubs, lawn and rockeries. There are two stone sheds, both which have power and light, one housing a freezer and vented tumble dryer. There is an outside tap connection.

Viewing this home internally and externally is absolutely essential to fully appreciate the space and quality which is on offer.

ACCOMMODATION:

Ground Floor:

Porch, Lounge, Dining Area, Hallway, Breakfasting Kitchen.

Upper Floor: Master Bedroom, Further Bedroom, Family Bathroom.

PORCH:

Approx. 7' 11" x 4' 3". Large porch which is naturally lit by three windows and a glazed front entrance door which were recently fitted in 2020. Laminate flooring. Door leads into the lounge.

LOUNGE:

Approx. 14' 4" x 11' 4". A contemporary lounge with large picture window overlooking the front of the property. Feature downlights. Corniced ceiling. Laminate flooring. Recessed display shelving.

DINING AREA:

Approx. 9' 4" x 8' 9". Open by an arch from the lounge the laminate flooring continues. Window overlooks the side of the property. Space for dining table and chairs.

HALLWAY:

This is a spacious and extremely attractive hallway with tasteful decor. Laminate flooring. Large under stair cupboard. A lovely stairway with two windows leads to the upper floor accommodation. Door leads to rear garden.

BREAKFASTING KITCHEN:

Approx. 11' x 9' 10". A feature of this home is the splendid well-appointed kitchen which has been fitted with floor and wall mounted units in a two tone high gloss finish of teal and mushroom. Ample contrasting worktop surfaces in a wood effect finish. Built in electric oven and gas hob with extractor above. Plumbed for automatic washing machine and ample space for fridge freezer. Breakfast bar area. Down lights. Window.



UPPER FLOOR:

Spacious bright landing with access to a partially floored loft which can be access by a pull down ladder.

MASTER BEDROOM:

Approx. 15' 3" x 9' 9". A superb sized room which has a view over the front of the property. Large built in storage cupboard with the added benefit of two further built in wardrobes.

FAMILY BATHROOM:

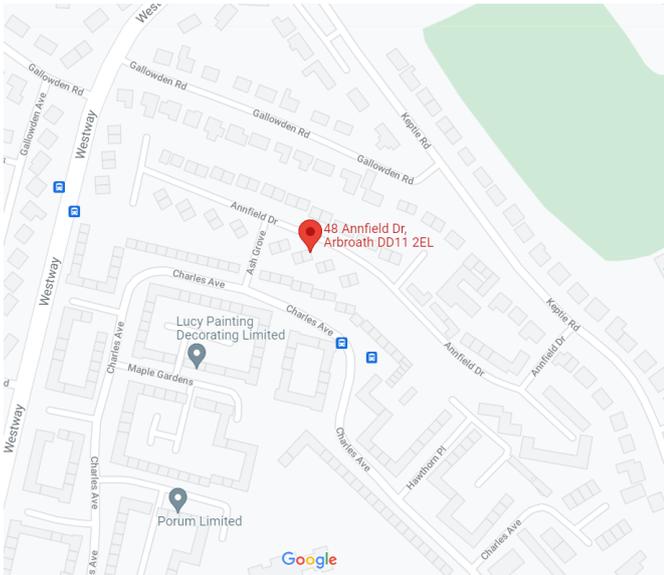
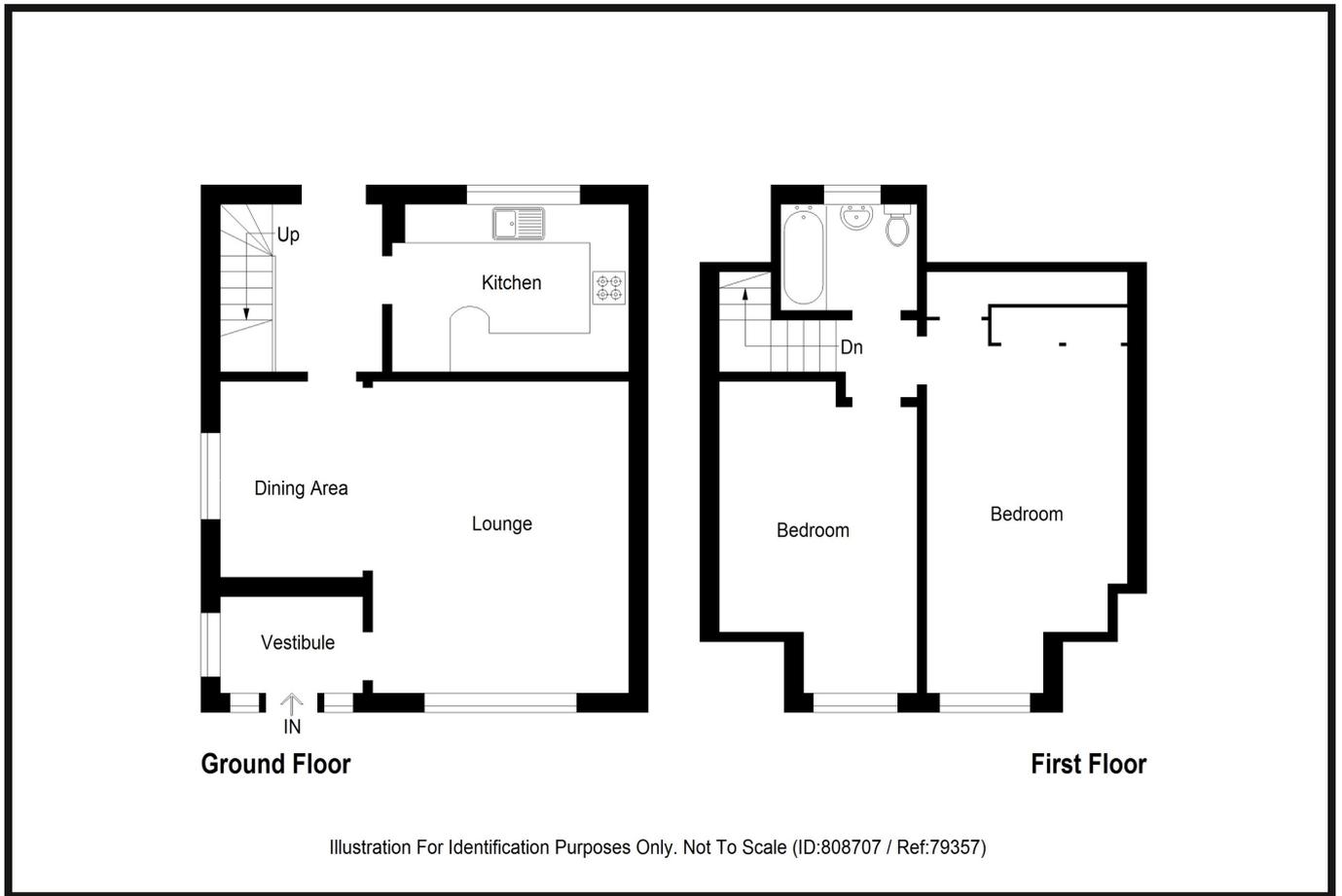
Approx. 6' 9" x 5' 5". A modern bathroom fitted with a 3 piece white suite comprising of w/c, wash hand basin and bath with shower over and glass screen. Wet wall around bath. Chrome wall mounted towel radiator. Window. Tiled floor.

BEDROOM 2:

Approx. 11' 5" x 10' 4". A delightful double bedroom which also overlooks the front.



Property Professionals



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