



49 PARKVIEW GARDENS, ARBROATH, DD11 4JN

SEMI DETACHED VILLA



Key Features

- Spacious semi detached villa. • Within a very popular residential area.
- Gas Central Heating and Double Glazing. • Well presented garden with large deck and parking for two cars.



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OFFERS OVER
£175,000

Property Description

This most impressive, bright, spacious SEMI DETACHED VILLA is ideally situated within a desirable residential area, close to all amenities and services including schools, local shops, sports centre, and railway station and provides generously proportioned accommodation. The property has been well maintained and enjoys the benefit of gas central heating, double glazing and ample storage. Outside are easy to maintain front and side gardens, with parking for two cars. To the rear is a neatly laid out garden with a large sunny deck, lawn area and flower borders.

ACCOMMODATION:

Lounge, Dining Kitchen, WC, 2 Bedrooms & Bathroom

ENTRANCE VESTIBULE:

Entry is via a double glazed door into a vestibule with a radiator and access into the wc.

WC:

Approx. 2'9 x 6'2. A conveniently located tiled wc with wash hand basin, wc, radiator and front facing window.

LOUNGE:

Approx. 13'8 x 14'5. A bright spacious front facing lounge with Kardean wood effect flooring, TV and telephone points, a shelved cloaks cupboard housing the electric fuse box, an under stair storage cupboard and a radiator.

DINING KITCHEN:

Approx. 17' x 8'10. Entry is via double glass panel doors into this spacious open plan kitchen with dining area. The kitchen has recently been fitted with modern base and wall units with under unit lighting, and coordinating work surfaces incorporating a stainless steel sink with mixer tap. There is a stainless steel electric oven, hob with extractor hood above, an integrated fridge freezer, slimline dishwasher and washing machine. There is a cupboard housing the gas central heating boiler and spotlights to the ceiling. The dining area provides ample room for a table and chairs, has a radiator, two pendant lights and patio doors leading out into the delightful rear garden.



UPPER HALLWAY:

Access into the loft space, and a radiator.

BEDROOM 1:

Approx. 9'9 x 12'5. A bright spacious double bedroom with a triple shelved and hanging wardrobe with sliding mirror doors, and a radiator.

BEDROOM 2:

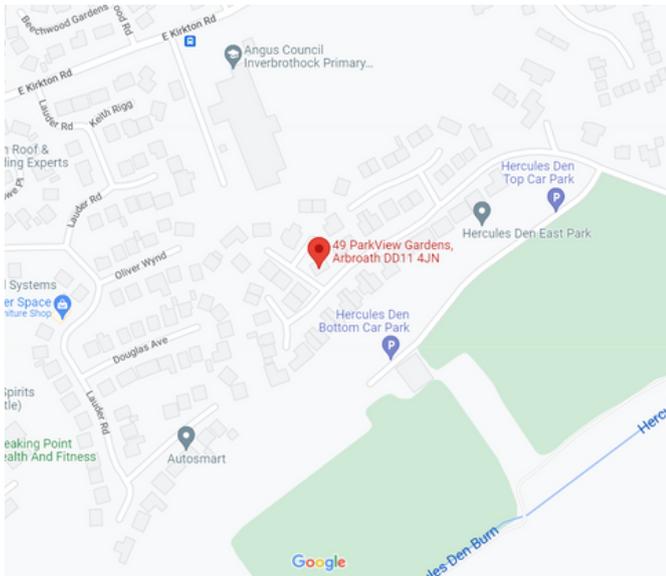
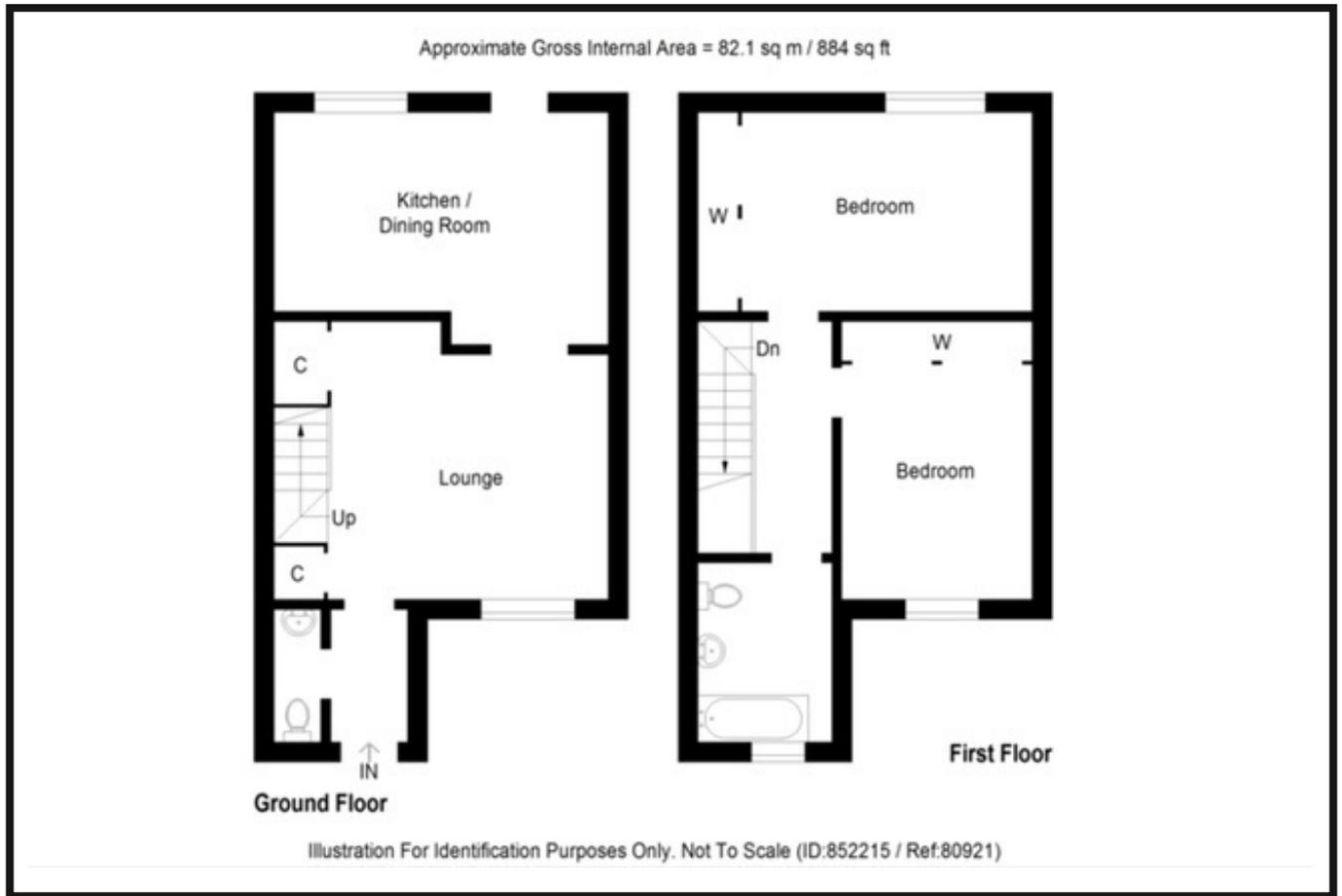
Approx. 14'9 x 8'9. A generous size rear facing double bedroom with triple shelved and hanging wardrobes with wood effect sliding doors and a radiator.

BATHROOM:

Approx. 7'2 x 9'3. Fitted with a 3 piece white bathroom suite with a vanity area to the wc and wash hand basin. There is an over the bath power shower, tiling to the bath, shower and vanity area, bathroom fittings, a radiator and expelair.



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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