



43 BEECHWOOD ROAD, ARBROATH, DD11 4HS

END TERRACED VILLA



- Spacious end terraced villa • Within a popular residential area.
- With planning for a two story extension giving an additional family room, 2 bedrooms & shower room. • Gas Central Heating and Double Glazing.
- Front & rear gardens and a driveway leading to detached garage.



OFFERS OVER
£145,000

Property Description

This most impressive, bright and airy END TERRACED VILLA is located within a very popular residential area of Arbroath and is presented in excellent order with fresh modern decor, gas central heating and double glazing. The property currently has a spacious lounge, dining kitchen, 2 double bedrooms and a modern shower room. There is planning permission in place for the addition of a family room, shower room and two bedrooms. Outside there is a large driveway leading to a detached garage and a neatly laid out lawn. To the rear is an enclosed garden with additional stone chipped parking area, lawn, sunny patio, water tap and access into the garage.

ACCOMMODATION:

Lounge, Dining Kitchen, 2 Bedrooms & Shower Room

ENTRANCE HALLWAY:

Entry is via a double glazed door with glass side panel into the hallway with the staircase leading to the upper floor and a radiator.

LOUNGE:

Approx. 14'3 x 10'5. A spacious front facing lounge with ample room for furnishings, laminate flooring, TV and telephone points and a radiator.

DINING KITCHEN:

Approx. 14'3 x 8'7. A bright spacious dining kitchen overlooking the rear garden which is fitted with base and wall units with coordinating work surfaces incorporating a coloured sink with mixer tap. There is an electric oven, induction hob with glass splashback and stainless steel extractor hood above, plumbed space for a washing machine and dishwasher and space for a fridge freezer. There is a breakfast seating area, radiator, wood effect laminate flooring and a large under stairs storage cupboard with shelving and light.



BEDROOM 1:

Approx. 12'7 x 10'3. A bright spacious double bedroom with two front facing windows, a large shelved and hanging wardrobe with sliding mirror doors, spotlights and a radiator.

BEDROOM 2:

Approx. 10'9 x 8'7. Rear facing double bedroom with a wardrobe with light which gives access to a loft hatch leading into a partly floored loft. Radiator.

SHOWER ROOM:

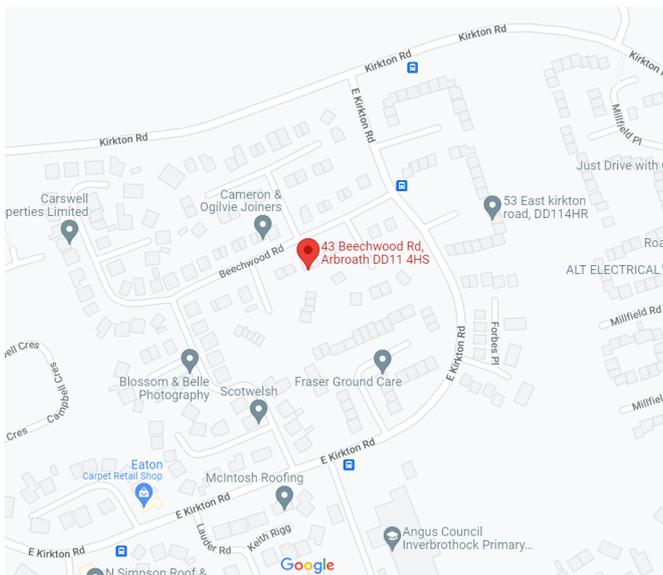
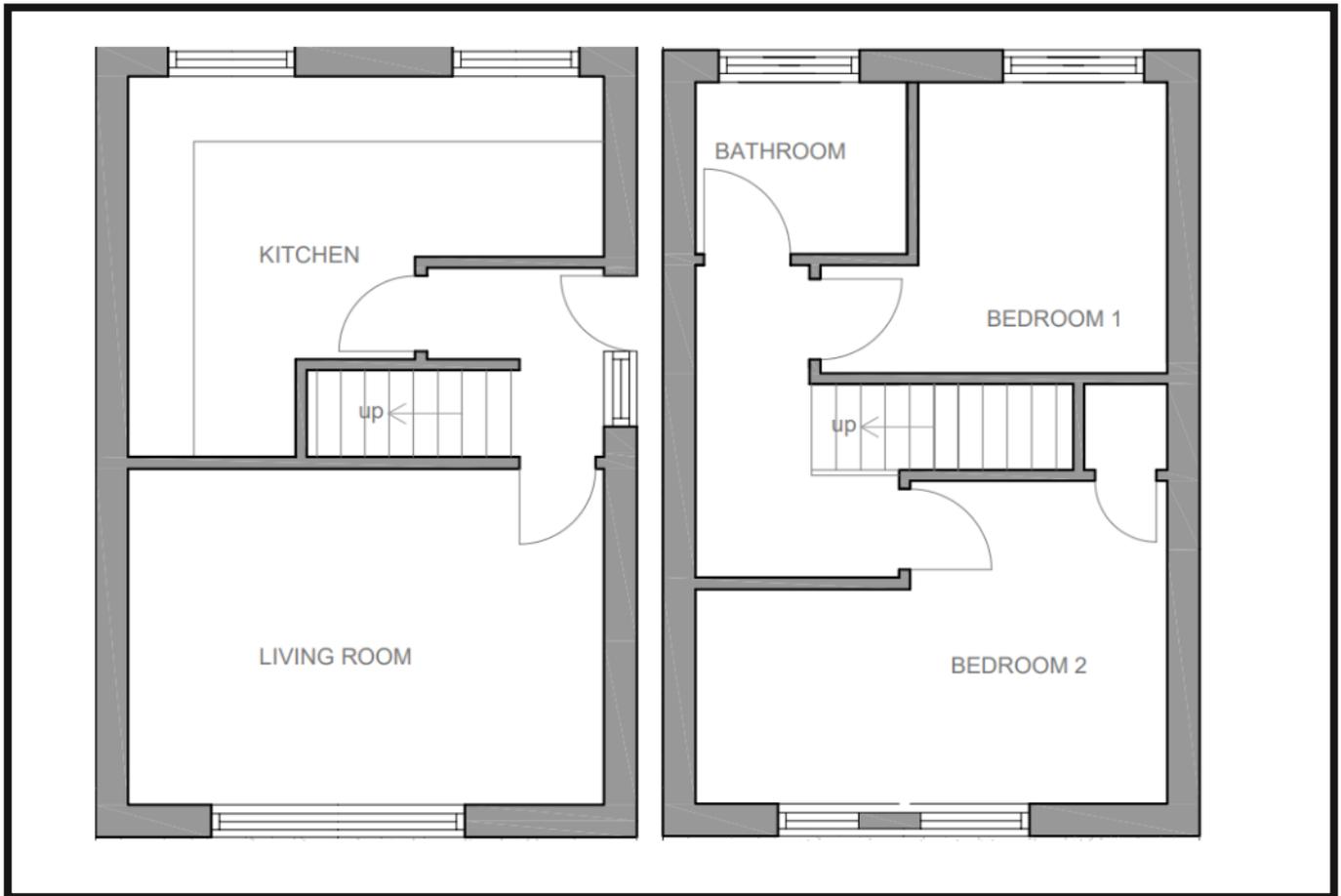
Approx. 6'3 x 5'5. A modern tiled shower room with a vanity to the wc and wash hand basin, and a corner shower cubicle housing a power shower with hand held and deluge shower attachment and modern wet wall. There is a rear facing window, Expelair and heated towel rail.

GARAGE:

Approx. 9'9 x 17'9. A detached garage with up and over door, power points and light and a side door leading into the enclosed rear garage.



Property Professionals



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