



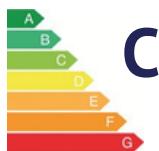
7 BENEDICT ROAD, ARBROATH, DD11 2HF

SEMI DETACHED VILLA



Key Features

- Set within a very desirable location
- A family home of generous proportions
- Gas central heating, Double glazing, Solar Panels.
- Easily maintained gardens with greenhouse.
- Large driveway leading to detached garage.



OFFERS OVER
£140,000

Property Description

This spacious SEMI DETACHED VILLA is set on a good sized plot and provides excellent generously proportioned accommodation on two levels and is pleasantly situated within a well established residential area of the town. The subjects have been maintained by the present owner to a good standard, with many additional attractive features including a lovely conservatory with views over the rear garden. There are the benefits of Gas Central Heating & Double Glazed Windows and Exterior Doors and Solar Panels. A large easily maintained garden to the front is entered through a wrought iron gate and is laid out neatly in coloured stones with a paved pathway leading to the front door. A large driveway can accommodate several vehicles and leads to the garage. The garden to the rear is laid out, for ease of maintenance, coloured chipped stones and has a patio area. A greenhouse will be included in the sale. Viewing this home internally and externally is highly recommended to appreciate the space which is on offer.

ACCOMMODATION:

Ground Floor: Entrance Hallway, Lounge, Conservatory, Dining Room, Kitchen.

Upper Floor: 3 Double Bedrooms, Shower Room

HALLWAY:

Enter through double glazed front entrance door with glazed panel into this hallway which has under stair storage. Window.

LOUNGE:

Approx. 18'1" x 11' 3". This is a spacious lounge with window overlooking the front and sliding French doors lead into the conservatory. Built in stone fireplace with electric fire. Door to the Dining area and hallway.

CONSERVATORY:

Approx. 9'4" x 9'. Lovely addition to the property is the conservatory which has views over the rear garden and a door which leads out.

KITCHEN:

Approx. 14' 8" x 8' 2". A spacious kitchen fitted with both floor and wall mounted units with ample worktop surfaces. Plumbed for automatic washing machine and space for other white goods. Windows overlooking the front and side gardens. Door leads into the rear garden.

DINING ROOM:

Approx. 8' 1" x 7' 2". Versatile space with a window overlooking the rear. Ample space for table and chairs. Door into kitchen.



UPPER HALLWAY:

Spacious landing with access to loft via Ramsay ladder.

BEDROOM 1:

Approx. 14' 1" x 8' 7". Lovely bright and spacious room with windows overlooking both the front and rear gardens. Built in wardrobe with storage above.

BEDROOM 2:

Approx. 15' 4" x 9' 1". Another good sized double room which has two windows overlooking the front. Built in wardrobe with storage above and further built in bedroom furniture is to be included in the sale.

BEDROOM 3:

Approx. 12' 4" x 9' 6". Spacious bedroom with the added benefit of built in wardrobe with storage above. Window overlooks the rear.

SHOWER ROOM:

Approx. 6' 2" x 5' 6". Fresh and bright shower room fitted with a 2 piece white suite comprising w.c., wash hand basin with vanity units below and a shower cubicle. Full wet wall. Window.



Property Professionals

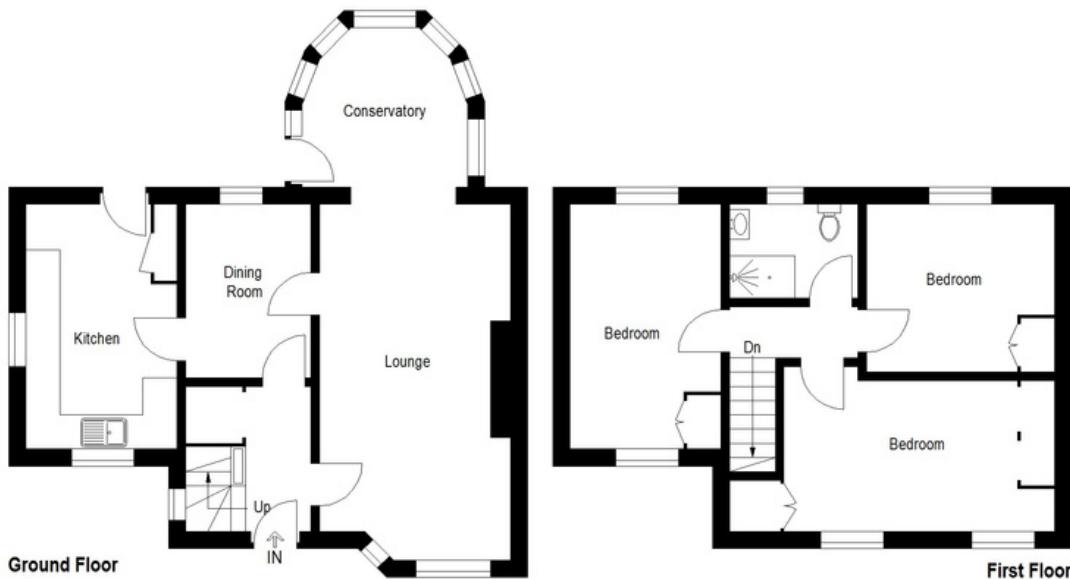


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Connelly  **Yeoman**
Solicitors Estate Agents

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