



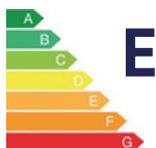
99 KEPTIE ROAD, ARBROATH, DD11 3EW

LINKED VILLA



Key Features

- Set within a very desirable location.
- A spacious family home of generous proportions • Gas central heating & Double glazing.
- Double driveway leading to a garage and store.
- Mature front garden. • Enclosed rear garden with raised patio, 2 wooden sheds and lawn.



OFFERS OVER
£200,000

Property Description

This deceptively spacious LINKED VILLA must be viewed to appreciate the size of accommodation on offer. Set within an ideal and very popular location, close to all local amenities and services including primary and secondary schools, Arbroath Collage, shop and railway station, the property offers bright spacious room and has the advantage of two driveways, one leading to a garage and one to a large store. The property has the benefit of gas central heating and double glazing and offers a great deal of potential with generous versatile rooms and large garden ground. Outside to the front there are two driveways and a lawned area bordered by flower beds. To the rear is an enclosed garden with a large raised sunny patio area, with a large lawn bordered with established shrubs and fruit trees, 2 wooden sheds and an outside water tap,

ACCOMMODATION:

Vestibule, Hallway, Lounge, Kitchen, Sitting Room, 3 Bedrooms, Family Bathroom.

VESTIBULE:

Approx. 7'10 x 3'3. With front and side facing windows, and tiled floor.

HALLWAY:

Entered via a glass door into a spacious hallway with a shelved storage cupboard, a shelved airing cupboard housing the central heating boiler, telephone point, wooden stairway leading to the upper floor and a radiator.

LOUNGE:

Approx. 15'9 x 16'10. A glass panel door leads into this delightful spacious lounge with a large front facing window, a feature fireplace with marble inlay and hearth incorporating a gas fire, wall lights, TV point and two radiators.

FAMILY BATHROOM:

Approx. 10'4 x 6'. Rear facing the bathroom has a wc, wash hand basin, a jacuzzi bath, and a steam jet shower enclosure. There is tiling to dado height, tiled floor, bathroom fittings and a radiator.

KITCHEN:

Approx. 16'2 x 9'5. The kitchen is fitted with base and wall units with coordinating work surfaces incorporating a sink with mixer tap. There is an integrated fridge, an electric oven, gas hob and extractor hood above. There is room for dining, and a radiator.

REAR HALLWAY:

There is a utility cupboard with shelving and plumbed space for an automatic washing machine, and a radiator. There is a rear door leading into the garden and access into the garage.



BEDROOM 1:

Approx. 15'5 x 10'9. A delightful bedroom which overlooks the front of the property with a shelved and hanging wardrobe, TV point and radiator.

BEDROOM 2:

Approx. 15'5 x 12'2. A well proportioned rear facing bedroom which overlooks the rear of the property with radiator.

UPPER FLOOR:

Accessed via a wooden staircase.

SITTING ROOM:

Approx. 14'6 x 14'6. A generous size family area with rear facing Velux window, a storage cupboard, TV point and radiator.

BEDROOM 3:

Approx. 11'6 x 14'6. A spacious double bedroom with rear facing Velux window, a shelved and hanging wardrobe, a second shelved storage cupboard and a radiator.

GARAGE:

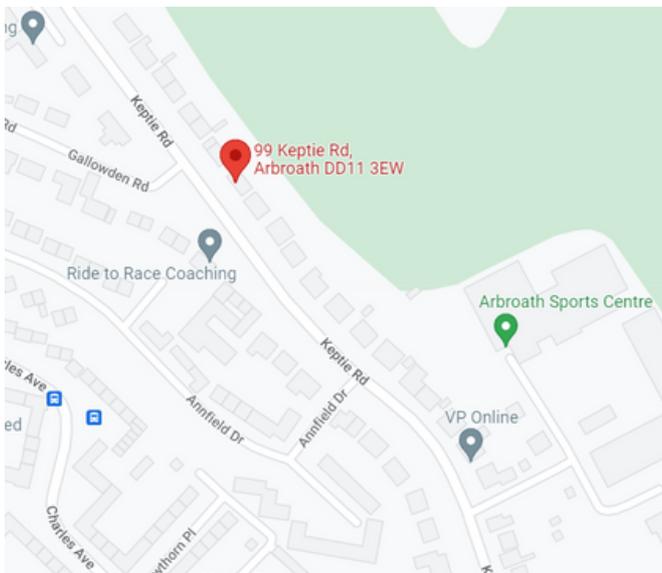
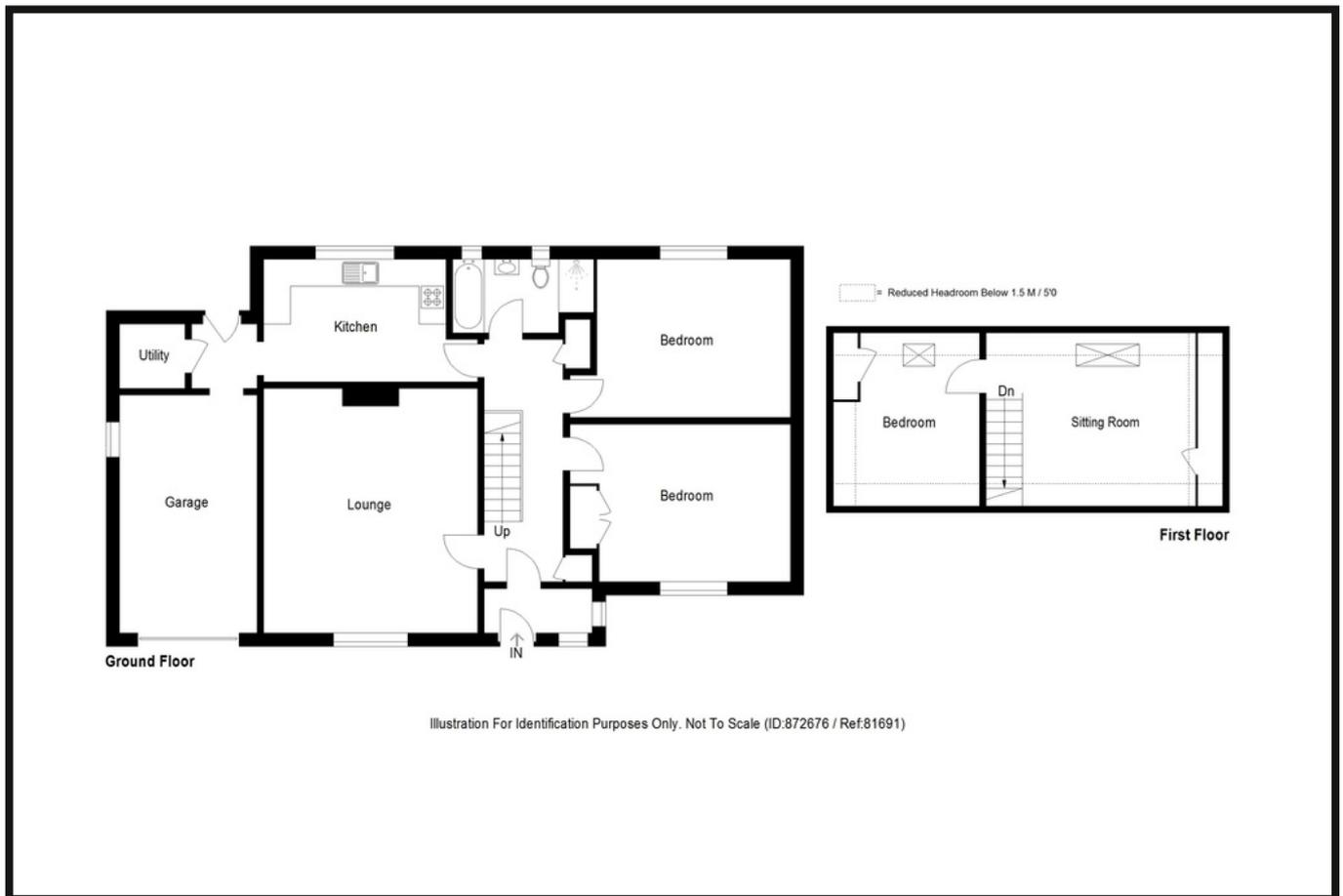
Approx. 10' x 16'5. With up and over garage door, a side facing window, power points and light.

STORE:

Approx. 6'10 x 24'3. With double doors leading onto the driveway, access into the rear garden, power points and light.



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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