



**4 BENEDICT ROAD, ARBROATH, DD11 5HF**

**SEMI DETACHED VILLA**



### Key Features

- Bright spacious semi detached villa • Within a popular residential area close to many amenities and services. • Gas Central Heating and Double Glazing.
- Driveway providing off road parking, mature well presented garden front and rear.



3 2 1

OFFERS OVER  
**£140,000**

# Property Description

This spacious SEMI DETACHED VILLA is set on a generous corner plot and provides bright spacious accommodation on two levels and is pleasantly situated within an established residential area of the town, close to all local amenities and services. The property have been maintained by the present owner to a good standard, with many additional attractive features including a recently upgraded kitchen, shower room and double glazing. There are the benefits of gas central heating & double glazed windows and exterior doors.

Outside there is a lock block driveway providing parking for 2 cars and a neatly laid out front garden. To the rear there is a sunny patio seating area, wooden shed and attractive lawn bordered by established shrubs. Viewing this home internally and externally is highly recommended to appreciate the space which is on offer.

## **ACCOMMODATION:**

Lounge, Dining Area, Kitchen, 3 Bedrooms & Shower Room

## **ENTRANCE HALLWAY:**

Entry is via a double glazed door into a welcoming hallway with stairway leading to the upper floor, with a large under stairs storage cupboard, radiator, and a side facing window. A glass panel door leads into the dining area.

## **DINING AREA:**

Approx. 8' x 8'5. Rear facing dining area with wood effect laminate flooring, and a radiator.

## **LOUNGE:**

Approx. 11'6 x 18'8. A bright spacious lounge with both front and rear facing windows, a feature fireplace with wooden surround incorporating an electric fire, two radiators.

## **KITCHEN:**

Approx. 8'6 x 14'. A recently upgraded kitchen fitted with modern base and wall units with work surfaces incorporating a stainless steel sink with mixer tap. There is an electric oven, hob and extractor hood above, plumbed space for an automatic washing machine and space for a fridge freezer. There is a breakfast seating area, and radiator. Door with screen leading out into the rear garden.



**UPPER HALLWAY:**

The staircase leads to the upper floor where there is access into a loft.

**BEDROOM 1:**

Approx. 15' 5 x 9'. A bright spacious front facing double bedroom with a shelved storage cupboard housing the gas central heating boiler and a large wardrobe fitment with spotlights and mirror, and a radiator.

**BEDROOM 2:**

Approx. 12' 3 x 9' 6. Rear facing double bedroom with a shelved and hanging storage cupboard, and radiator.

**BEDROOM 3:**

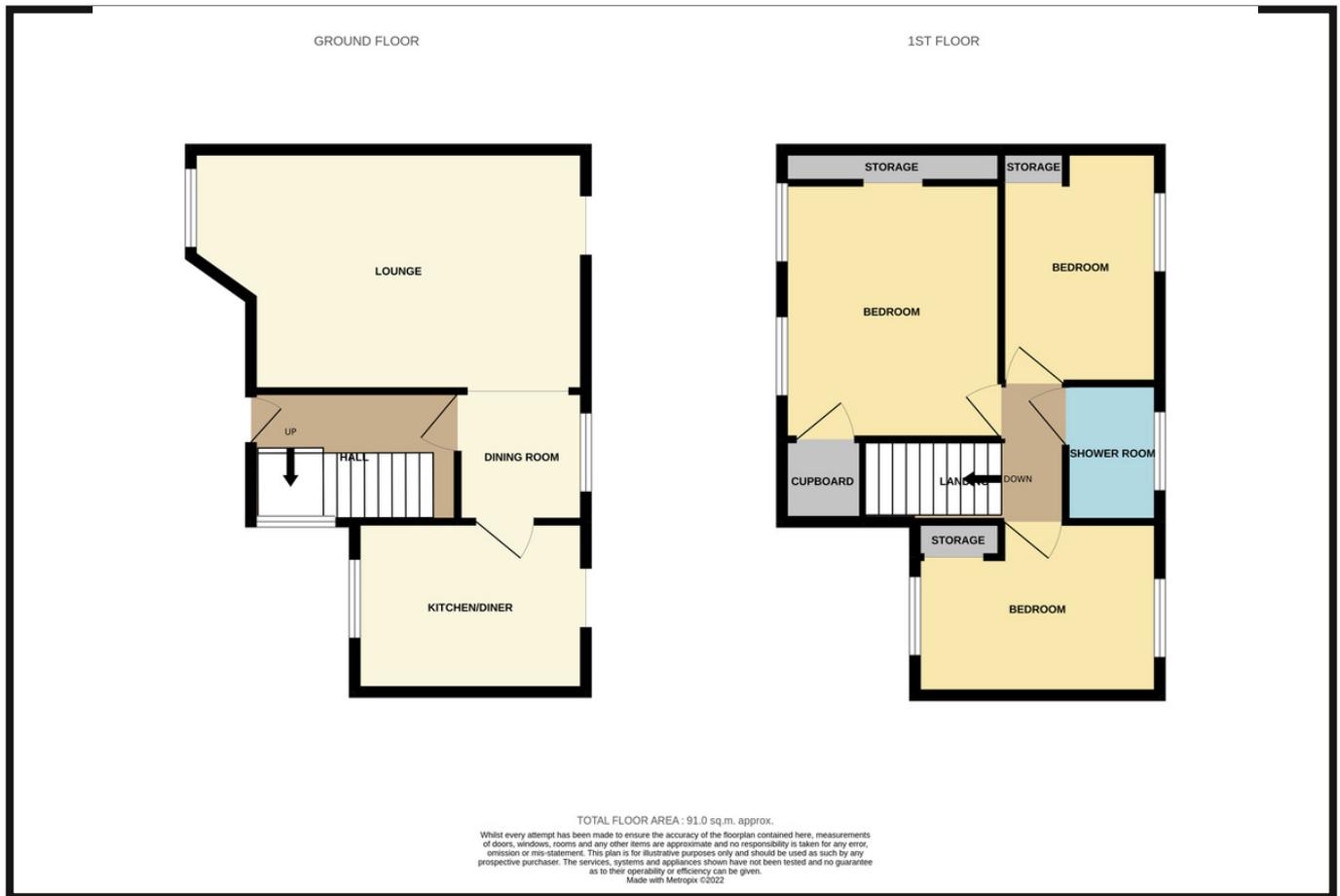
Approx. 8' 6 x 14' 6. Bright spacious double bedroom with both front and rear facing windows, a shelved and hanging wardrobe, and radiator.

**SHOWER ROOM:**

Approx. 6' x 6' 2. Recently upgraded rear facing shower room with a vanity to the wash hand basin and wc, and a shower cubicle housing an electric shower, finished with modern wet wall, bathroom fitments and a radiator.



# 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.

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