



13 FISHERACRE, ARBROATH, DD11 1LE

DETACHED VILLA



Key Features

- Set within a central town location.
- A traditional style family home of generous proportions • Gas central heating & Double glazing.
- Enclosed, low maintenance rear garden with a stone and a wooden shed .



OFFERS OVER
£165,000

Property Description

This most appealing stone built DETACHED VILLA provides generous and versatile family accommodation on two levels and is situated within a prime central location close to Schools, Sports Centre, Shops and other local amenities and is set within easy commuting distance of Aberdeen, Dundee & all Angus towns. The property has been maintained and decorated by the existing owner to a high standard, with many additional attractive features, including a stylish Dining Kitchen & the luxury of two en-suite shower rooms and a spacious family Bathroom. The property enjoys the benefits of Gas Central Heating, Double Glazed Windows and Exterior Doors. There is a large and fully enclosed, private, easily maintained back garden which has a substantial patio and a further large tarmac drying area. There is communal access from the front to the back garden and sheds are included.

Viewing this home internally is essential to fully appreciate the spacious accommodation offered.

ACCOMMODATION:

Vestibule, Hallway, Lounge, Dining Kitchen, Bathroom, Bedroom/En Suite
Gallery landing, Two Double Bedrooms (one with En suite), Study/Utility Area.

VESTIBULE & HALLWAY:

Enter through a double glazed door into the vestibule which has cloak pegs and laminate flooring. An oak glazed door leads into the welcoming hallway which has ample built in storage cupboards, laminate flooring and a door leads out to the rear garden.

LOUNGE:

Approx. 16'1" x 11'7". A glazed oak door leads into this well proportioned lounge which has a window overlooking the front of the property, a mirrored alcove with glass shelf and cupboards below, stylish fireplace incorporating an electric fire, corniced ceiling and French doors lead into the dining kitchen.

DINING KITCHEN:

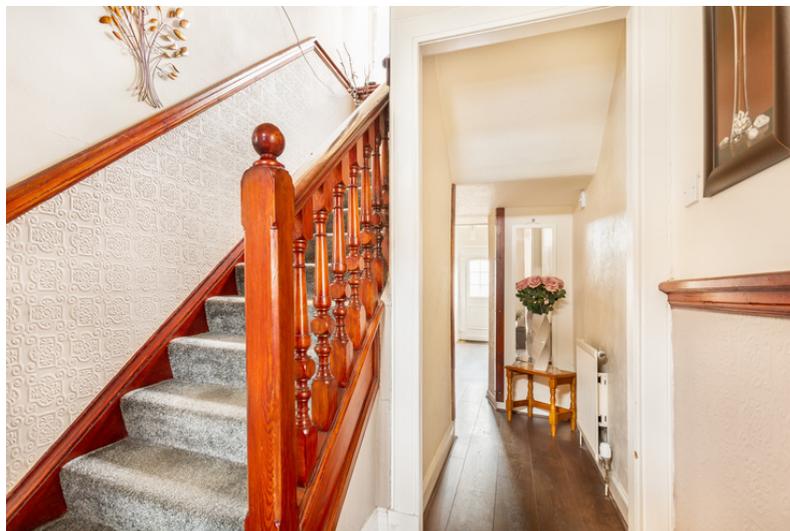
Approx. 14'6" x 11'7". This most appealing dining kitchen has been very generously fitted with contemporary base and wall units in a light beech finish with chrome handles, black worktops and coordinating tiling. Integrated single oven with gas hob, stainless steel extractor chimney over, integrated Fridge/Freezer, Washing Machine and Dishwasher, ample space for dining table and chairs, laminate floor tiles, storage cupboard which houses the boiler, triple windows overlook the back garden.

BEDROOM 1:

Approx. 12'4" x 12'1". A good sized and well presented double bedroom which is further enhanced by ornate original cornicing and ceiling rose. A window overlooks the front of the property, there is a built in wardrobe and a door leads to an En-Suite Shower Room.

EN SUITE SHOWER ROOM:

Approx. 4'9" (plus shower cubicle) x 3'10". Well fitted with a two piece white suite comprising of w.c. and wash hand basin, curved shower cubicle with an electric shower, chrome heated towel rail and a window.



FAMILY BATHROOM:

Approx. 9'5" x 5'7". Well presented, fully tiled family Bathroom with three piece coloured suite incorporating w.c., wash hand basin and a corner bath. A further benefit of this lovely bathroom is a separate corner shower cubicle which has an electric shower, a chrome heated towel rail and a window.

UPPER HALLWAY:

Quality wooden balustrade leads to the upper floor galleried landing. Large window on the half landing overlooks the back garden allowing maximum natural light to flow in. At the top of the stairs is a useful area which could be utilised as a study/office space.

BEDROOM 2:

Approx. 13'4" x 12' + Bay 5'10" x 2'3". This is a generous sized double bedroom which benefits from a bay window overlooking the front of the property.

BEDROOM 3:

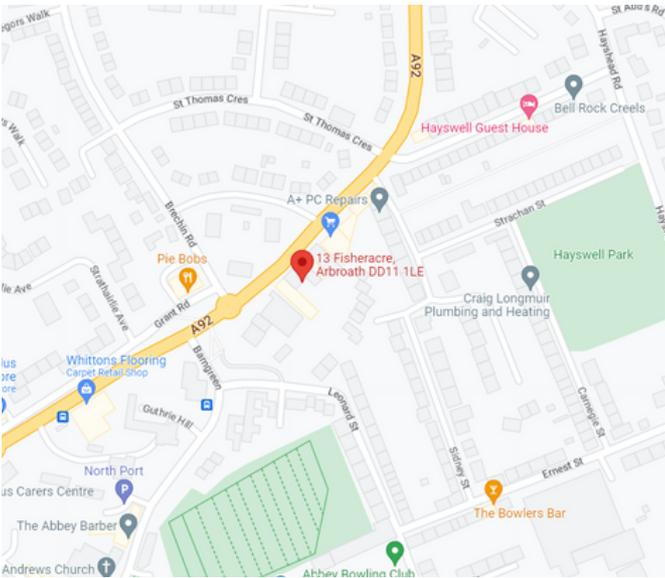
Approx. 13'5" x 8'11"+ Bay 5'10" x 2'3". Another well proportioned double bedroom which benefits from a bay window overlooking the front of the property, a built in cupboard and a door leads to a further En-Suite Shower Room.

EN SUITE SHOWER ROOM:

Approx. 6'5" (plus shower cubicle) x 2'10". Fitted with two piece white suite and attractive tiling to complement, a shower cubicle, white heated towel rail and laminate flooring.



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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