

Connelly Yeoman



59 CAIRNIE CRESCENT, ARBROATH, DD11 4DY

MID TERRACED VILLA



Key Features

- Stylish, contemporary accommodation in popular area of town.
- Gas Central Heating and Double Glazing.
- Enclosed front and rear gardens.



OFFERS OVER
£125,000

Property Description

This beautifully presented, spacious Mid Terraced Villa is set within a popular residential area, close to all amenities including shops, schools and within walking distance of railway and bus stations. This stylish home provides generously proportioned accommodation on two levels and benefits from good quality double glazing on both the windows and external doors, a contemporary dining kitchen, two excellent sized double bedrooms, one with walk in wardrobe and a superb bathroom. This would make an ideal start to getting on the property ladder and government mortgage schemes (LIFT) could be available. The property has been decorated throughout in up to date tones and enjoys the benefit of gas central heating and ample storage. Outside there is an enclosed garden to the front laid out in paving with the benefit of a storage shed and to the rear there is an area of decking, artificial lawn and a paved pathway which leads to a gate giving access to a communal parking area. Viewing is essential to appreciate this property which would make an ideal first time buy.



ACCOMMODATION:

Lounge, Dining Kitchen, 2 Bedrooms & Bathroom

ENTRANCE HALLWAY:

Enter through a contemporary double glazed door into the welcoming hallway which has an under stair storage area and two good sized storage cupboards, one housing the annually serviced boiler.

LOUNGE:

Approx. 14'9" x 12'7". A great sized lounge with large picture windows with views over the rear, a door leads into a cloakroom area with a further door leading out to the garden.

DINING KITCHEN:

Approx. 10'11" x 9'3". A stunning kitchen fitted with shaker style units in a two toned colour scheme in off white and slate grey with wood grain effect work surfaces and splashback, stainless steel sink & drainer, integrated fridge freezer, wine cooler, plumbed for automatic washing machine, gas hob with extractor above, built in oven, ample space for table and chairs, downlights and a window overlooking the front of the property.



BEDROOM 1:

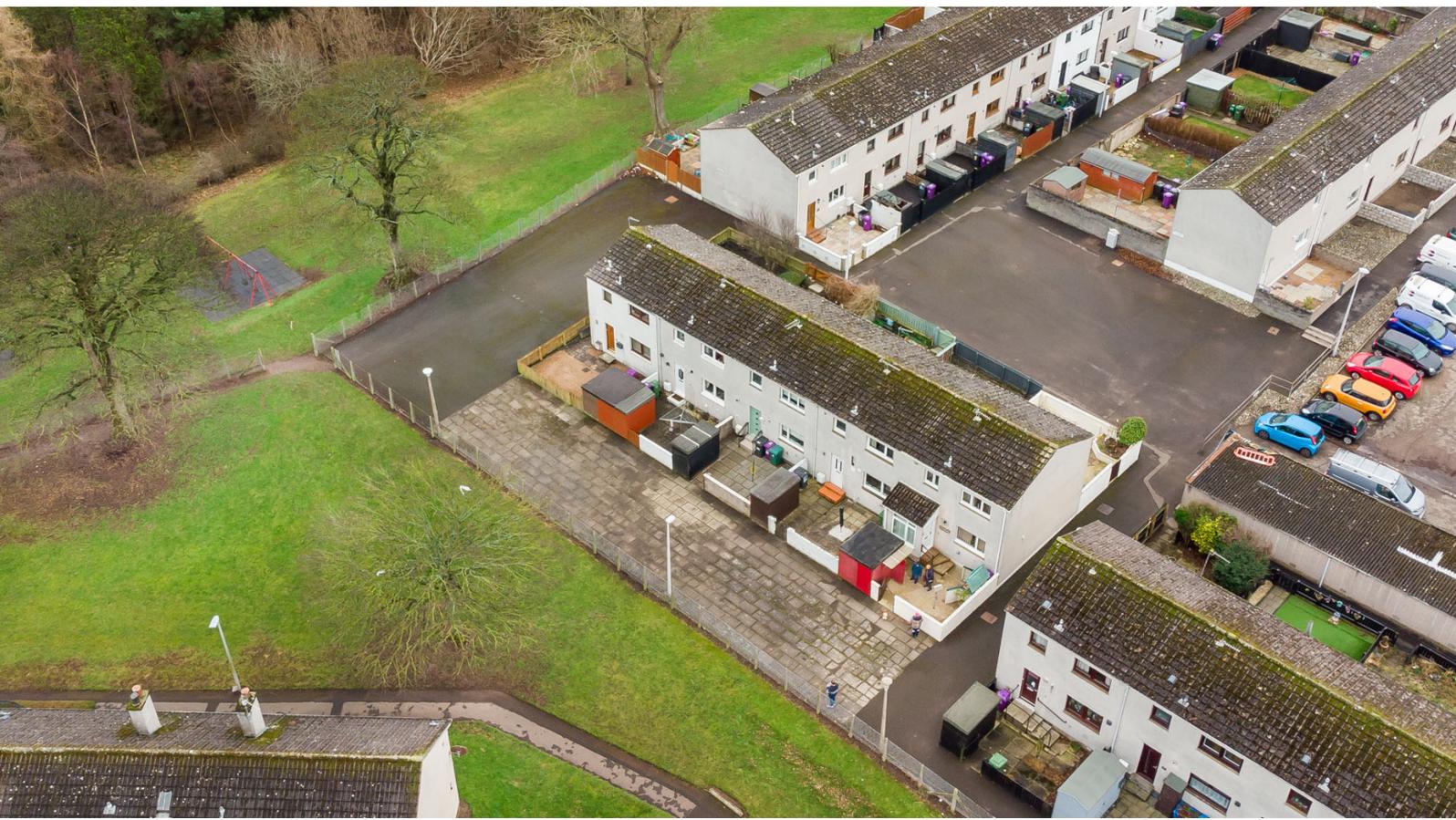
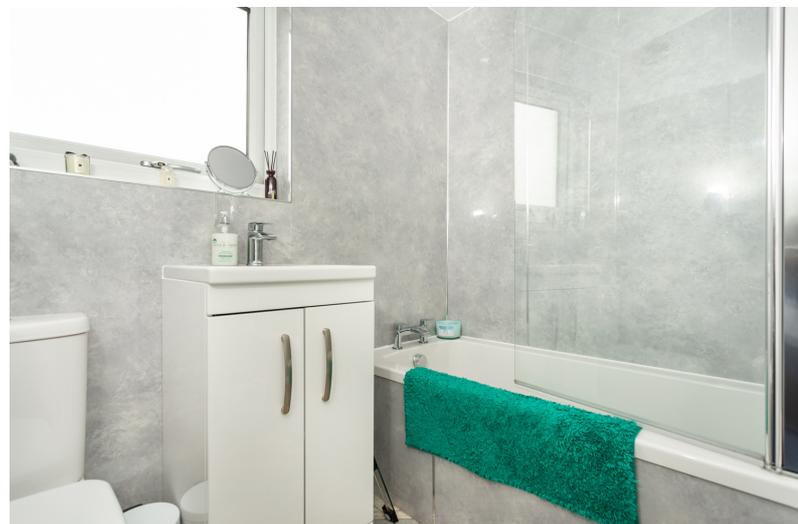
Approx. 11'9" x 10'1". A fantastic double bedroom with modern decor, corniced ceiling, windows overlooking the rear and a walk in wardrobe.

BEDROOM 2:

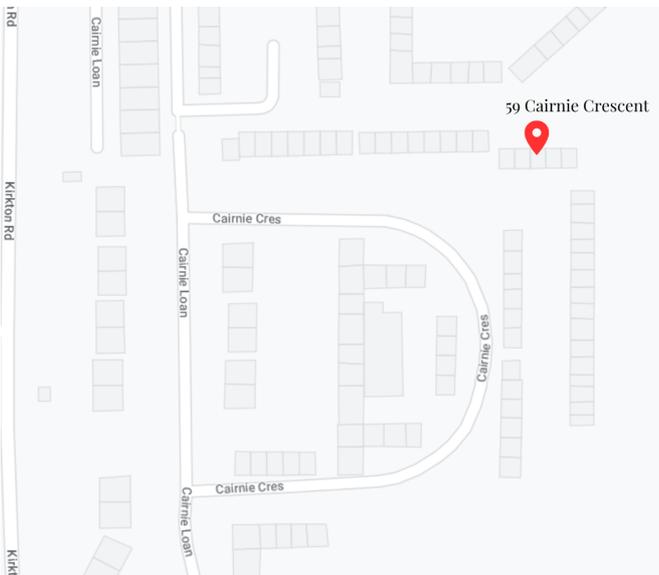
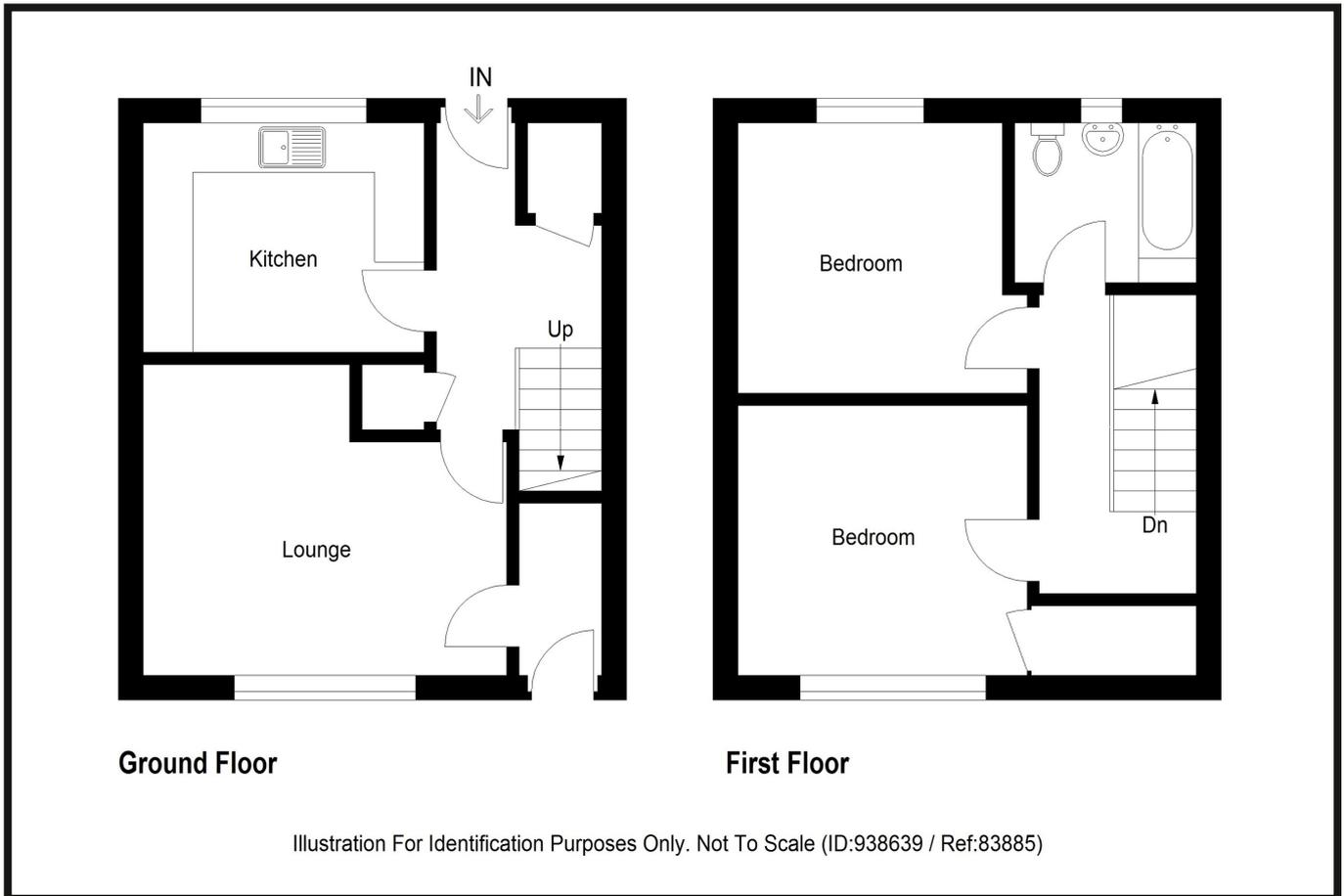
Approx. 11'6" x 10'11". Another spacious, front facing bedroom which has contemporary decor and corniced ceiling.

BATHROOM:

Approx. 6'6" x 4'1". A recently installed bathroom fitted with 3 piece white suite comprising of w/c, wash hand basin with white high gloss vanity below and a bath with shower over and glass screen. Fully fitted with wet wall, chrome wall mounted towel radiator and window.



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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