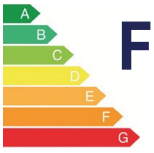
Connelly Yeoman

3 SEATON ROAD, ARBROATH, DD11 5DX | **DETACHED VILLA**

Key Features

- Set within a very desirable central location.
- A traditional style family home of generous proportions
- Electric heating & Double glazing.
- Enclosed front garden with driveway leading to a garage.
- Enclosed rear garden with newly laid patio areas, lawn and established shrubs.



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OFFERS OVER

£220,000

Property **Description**

This deceptively spacious DETACHED VILLA must be viewed to appreciate the size of accommodation on offer. Set within an ideal central location, close to all local amenities and services the property offers bright spacious room and has the advantage of a driveway leading to a detached garage with ample parking. The property benefits from electric heating and double glazing, there is a spacious lounge, family room, kitchen, 3 double bedrooms, and a shower room. Outside there is a gated driveway providing parking for two cars which leads to a detached garage. The front garden is neatly laid out with chip stones and established shrubs. The rear garden has a recently laid sunny patio area and additional seating area, lawn and established shrubs, power points and water tap.

ACCOMMODATION:
Vestibule, Hallway, Lounge, Family Room, Kitchen, 3 Bedrooms, Shower Room

VESTIBULE & HALLWAY:
Entry is initially into the vestibule with a glass panel door leading into the hallway. Staircase, with large under stairs storage cupboard, with light, and panel heater.

LOUNGE:
Approx. 14'2 x 15'6. A bright spacious front facing lounge with a tiled hearth and inlay incorporating an open fire, bay window with seating area, and storage heater.

KITCHEN:
Approx. 13'5 x 11'9. Rear facing kitchen fitted with base and wall units with work surfaced incorporating a stainless steel sink with mixer tap. Space for a cooker, washing machine, and fridge freezer. Door leading into the family room and to a rear porch with access into the coal cellar and garden.

FAMILY ROOM:
Approx. 10'6 x 11'4 A delightful family room with patio doors leading into the garden, and a panel heater. Door leading into the hallway.

BEDROOM 1:
Approx. 11'6 x 15'2. Rear facing bedroom with ample room for furnishings, and a panel heater.

BEDROOM 2:
Approx. 10'8 x 15'8. A delightful well proportioned bedroom with bay window which overlooks the front of the property, a shallow shelved cupboard and panel heater.

FAMILY SHOWER ROOM:
Approx. 7'2 x 7'. A recently upgraded shower room with a 2 piece white suite incorporated within a modern vanity unit with a separate shower cubical housing an electric shower. Finished with modern wet wall with bathroom fitments, Parador ceiling with spotlights, an Expelair and heated towel rail.

UPPER HALLWAY:
A spacious upper hallway with rear facing Velux window.

BEDROOM 3:
Approx. 13'5 x 18'5. An exceptionally spacious bedroom with a front facing window, side facing Velux window, ample room for furnishings, access into the eaves.

STORE ROOM:
Approx. 4'7 x 11'6. With ample storage, light, cess into the eves, area housing the hot water tank.

DETACHED GARAGE:
Approx. 9'9 x 18'6. With power and light.

Property Professionals

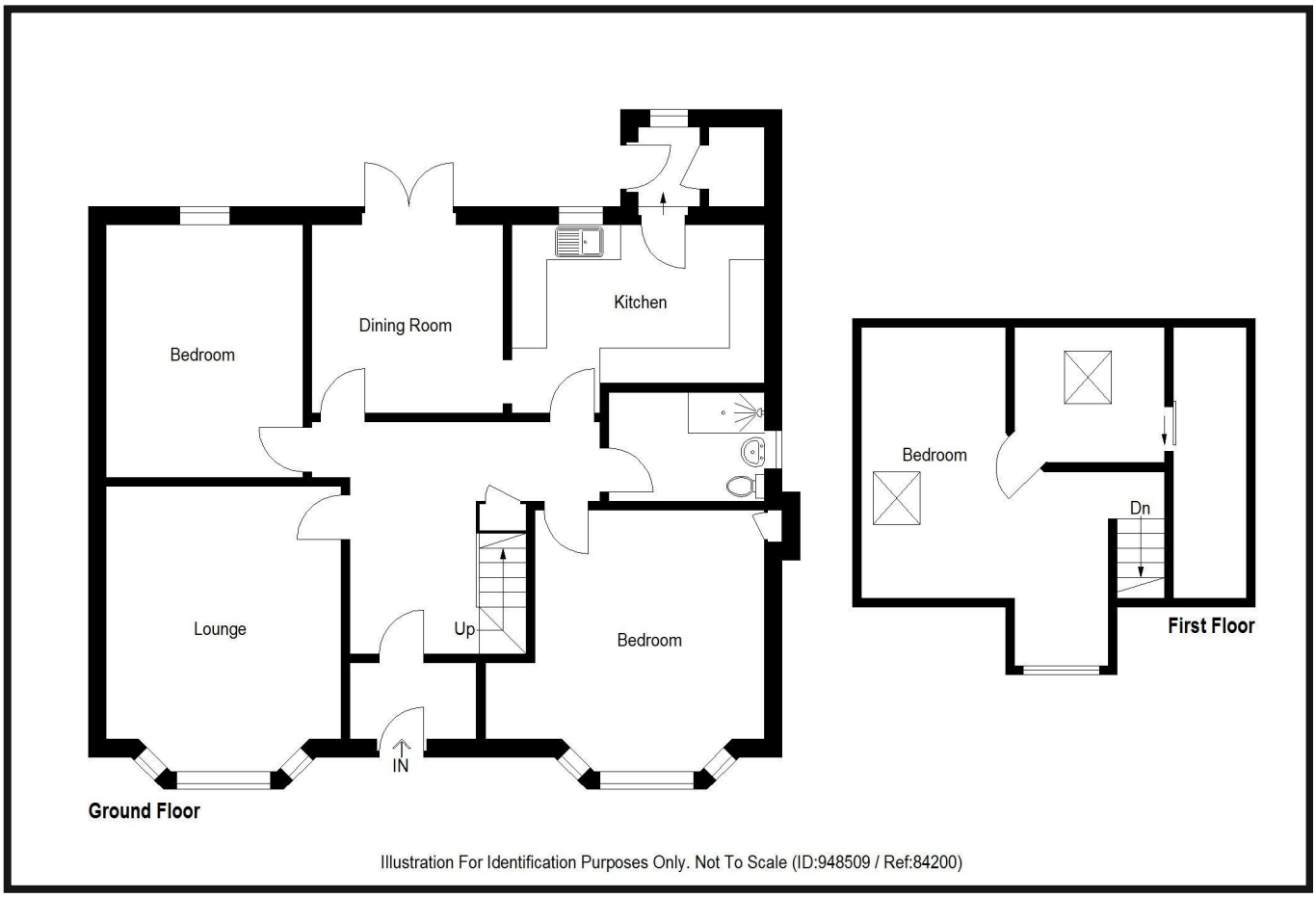
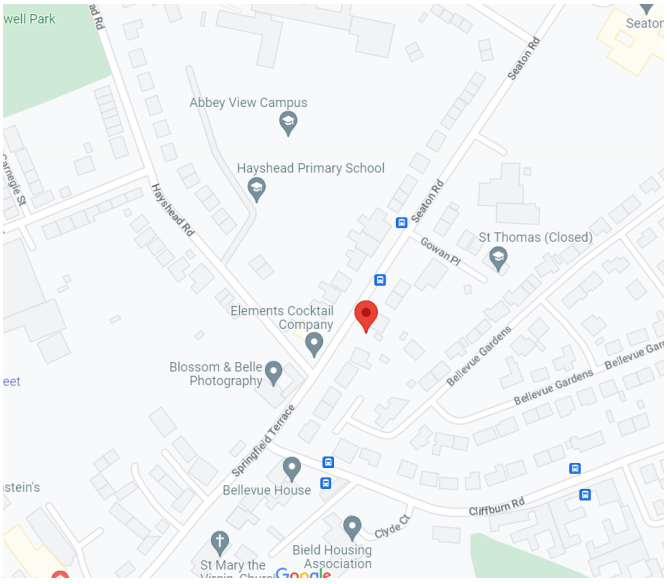


Illustration For Identification Purposes Only. Not To Scale (ID:948509 / Ref:84200)



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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