

Connelly Yeoman



**NORTH COTTAGE, DEMONDALE PLACE
ARBROATH DD11 1SU**

END TERRACED VILLA



Key Features

- Spacious end terraced villa with a delightful quiet location, yet close to many local amenities including shops, supermarkets and popular schools.
 - Gas central heating and double glazing.
- Large driveway leading to a double garage, mature garden with wooden shed.



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OFFERS OVER

£185,000

Property Description

This attractive END TERRACED VILLA is ideally situated in a popular area within easy reach of all amenities. The property offers spacious accommodation over two levels and benefits from gas central heating and double glazing. There is a spacious lounge, generous dining kitchen, 3 double bedrooms and a bathroom. Additional storage is available in the large basement. Externally the property has a large driveway which provides secure parking and leads to a double garage with electric door and inspection pit. There is a mature tiered garden to the rear neatly laid out with two lawned areas, mature shrubs and trees and a wooden shed.

ACCOMMODATION:

Vestibule, Dining Kitchen, Lounge, Rear Hallway, 3 Bedrooms & Bathroom.

ENTRANCE VESTIBULE:

Enter is into the vestibule with access from here into the dining kitchen.

DINING KITCHEN:

Approx. 18' x 15'8" A generous size dining kitchen with a front facing window fitted with base units and worktop surfaces incorporating a stainless steel sink with mixer tap. There is a 5 burner gas hob, electric oven and fridge. Ample room for seating and an understair storage cupboard. Radiator.

BATHROOM:

Approx. 10'10" x 11'5" A spacious front facing bathroom comprising of a coloured w.c., wash-hand basin and bath with a separate shower enclosure housing a shower. A vanity area with mirror and light and a radiator.

LOUNGE:

Approx. 14'8" x 14'2" A bright spacious lounge overlooking the rear garden with ample room for furnishings, a feature stone fireplace with tiled hearth and wooden mantle incorporating an electric fire and TV plinths, and radiator.

BEDROOM 1:

Approx. 10'6" x 12'3" A generous size double bedroom with a triple wardrobe with shelved and hanging space, and a radiator.



UPPER FLOOR:

Built-in triple cupboard with shelving and hanging space and sliding doors, and access into the loft space.

BEDROOM 2:

Approx. 11'5" x 13'7" Large spacious double bedroom with both front and rear facing windows offering an abundance of natural light, ample room for furnishings, a radiator and door leading out onto the rooftop (which used to be an enclosed veranda).

BEDROOM 3:

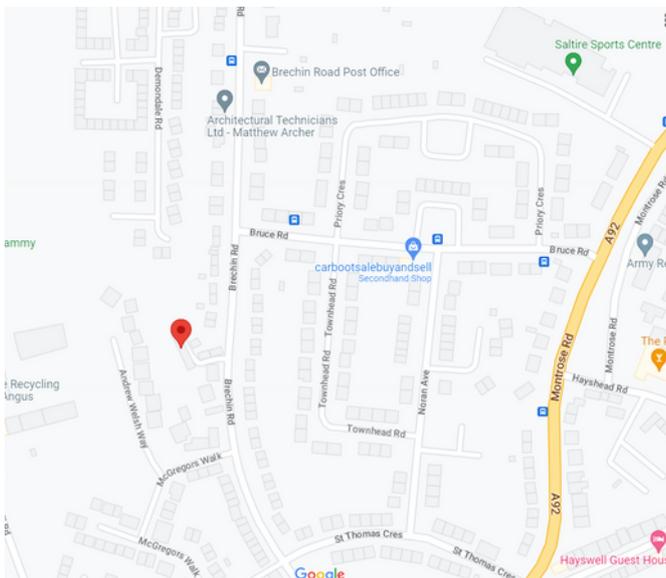
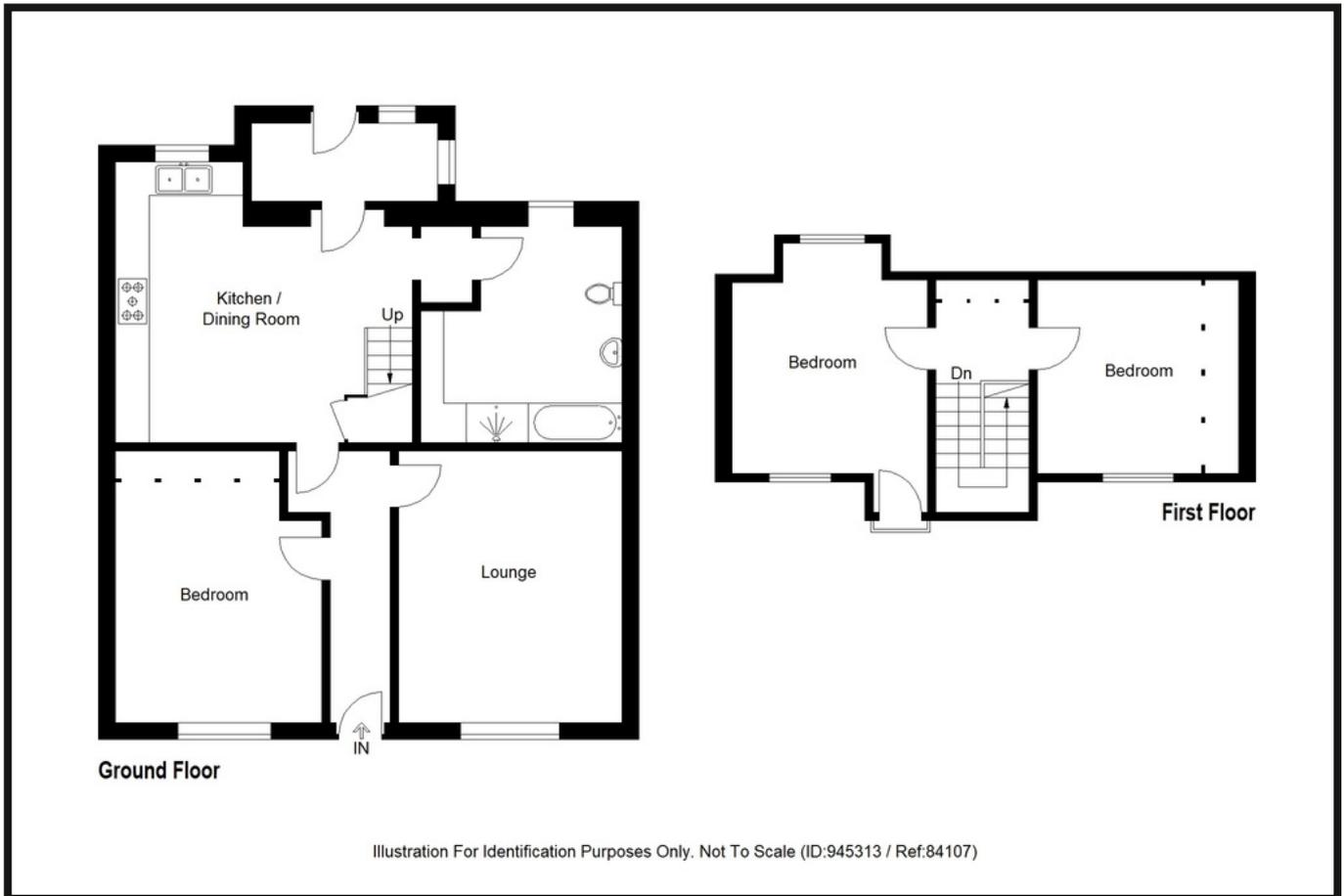
Approx. 9'5" x 11'4" Rear-facing double bedroom with a triple shelved and hanging wardrobe, with sliding wooden doors, a shelved storage cupboard with sliding doors and a radiator.

GARAGE:

Double Garage approx. 16'6" x 23'6" x with electric roller door, power and light. Service pit. Door out to the side garden. Window overlooking the rear garden.



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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