

Connelly Yeoman



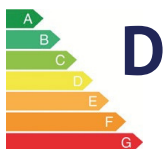
24 HAYSWELL ROAD, ARBROATH, DD11 1TU

SEMI DETACHED VILLA



Key Features

- Located in a popular residential area of similar styled properties
- A traditional style family home of generous proportions
- Gas central heating & Double glazing
- Enclosed rear garden with Two Outhouses and Summerhouse/Conservatory



OFFERS OVER
£230,000

Property Description

This traditional styled, stone built SEMI DETACHED VILLA offers deceptively spacious and well laid out accommodation over two levels and is located in a very popular residential area of the town, close to most central amenities and services, including both local and national shops and supermarkets, Sports Centre and within easy walking distance of both Primary and Secondary schools. The property offers bright and spacious rooms, with many original features retained, and benefits from Gas fired central heating and Double Glazing. Outside, the front garden is enclosed with wrought iron railings and laid out in stone chips for easy maintenance. A side pathway around the property leads to the enclosed rear garden, all neatly laid out with a large, raised decked area with Hot Tub included in the sale (no warranties given), a lawned area with flower borders and established shrubs. There are Two Outhouses with power and light, and a further Summerhouse/Conservatory with power and light. Overall, the property would suit a variety of buyers and early viewing is highly recommended.

ACCOMMODATION:

Vestibule & Hallway, Cloakroom/WC, 1 Bedrooms (with En Suite Shower Room), Sitting room/Bedroom 5, open plan Kitchen/Dining Area, Lounge, Utility Room
Upper Floor: 3 Bedrooms (two with en-suite shower rooms) and Bathroom

VESTIBULE & HALLWAY:

Enter into the property via the original double opening front door into the Vestibule, with quarry tiled floor and a double glazed door leading into the Hallway. There is a built-in shelved cloaks cupboard offering storage. Two CH radiators.

CLOAKROOM/WC:

Approx. 3'3 x 7'. Comprising WC and wash-hand basin, side facing window with under storage cupboard housing the gas meter.

BEDROOM 1:

Approx. 14' x 13'7. A spacious double bedroom with front-facing window, feature alcove with under storage, and a CH radiator. Access into the En Suite Shower Room.

EN SUITE SHOWER ROOM:

Approx. 3'6 x 7'6. Comprising WC and wash-hand basin, corner shower cubicle housing an Electric Shower, modern wet wall finish and wall tiling, extractor fan, spotlights to the ceiling, bathroom fitments, shaver point, and CH radiator.

SITTING ROOM/BEDROOM 5:

Approx. 8'2 x 12'9. Another spacious room which could be utilised as a sitting room or 5th bedroom with front-facing window. CH radiator.

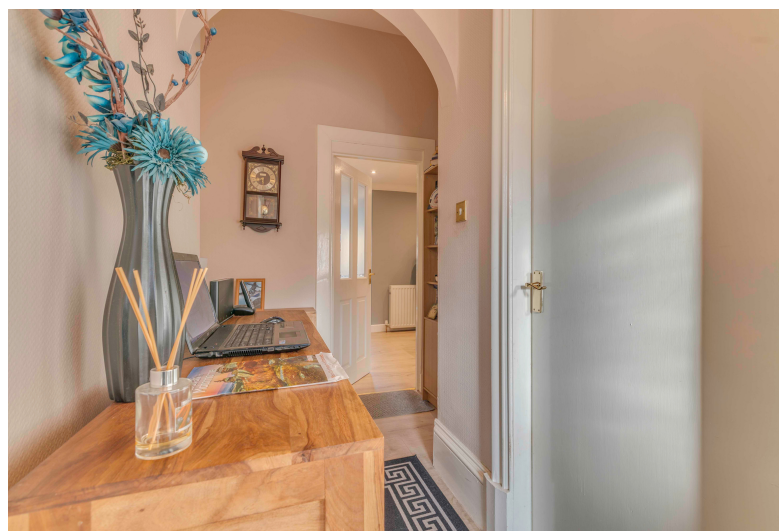
OPEN PLAN KITCHEN/DINING:

Approx. 19'6 x 14'10. The kitchen area is fitted with a range of modern base and wall mounted units with coordinating work surfaces, and under unit lighting. A feature island houses the sink with mixer tap, and integrated dishwasher and provides a breakfast bar seating area and ample storage. There is a stainless steel Electric Oven, Combination Microwave Oven, induction Hob with extractor hood above. Plumbing and space for a Fridge/Freezer, and an extractor fan.

DINING AREA: with ample space for table and chairs. Open plan from this area through into the Lounge.

LOUNGE:

Approx. 19'5 x 12'8. A spacious and beautifully set out lounge with feature patio doors leading out onto a raised wood deck area and on to the rear garden. CH radiator. Side door giving access out into the garden.



UTILITY: Approx. 8'6 x 8'10 with rear-facing window and door out to the garden, plumbing and space for both an automatic washing machine and tumble dryer, Fridge/Freezer. Fitted wall and base units. Additional extractor fan. Stairway leading to the upper floor.

UPPER HALLWAY:

With access hatch leading into the loft space, and a boiler room which measures approx. 4' x 9'8 with rear-facing window.

BATHROOM: Approx. 7'2 x 9'. Comprising a vanity unit with sink incorporated in the worktop, WC., bath with shower to tap on the bath and a separate shower cubicle housing an Electric shower. CH radiator. Rear-facing opaque window.

BEDROOM 5: Approx. 11'7 x 12'2 with front-facing bay window. CH radiator.

BEDROOM 3: Approx. 8' x 14'6 with a rear-facing bay window overlooking the rooftops and over the rear garden area. Built-in storage area and access into an En Suite Shower Room. CH radiator.

EN SUITE SHOWER ROOM: Approx. 2'8 x 7'7. Comprising wash-hand basin, WC and shower cubicle finished with modern wet wall and housing an Electric shower, extractor fan, wall mounted fan heater and bathroom fitments.

BEDROOM 4: Approx. 11'6 x 12'4 with front-facing bay window, built-in storage at the eaves area, access into an En Suite. CH radiator.

EN SUITE SHOWER ROOM: Approx. 3'3 x 8'3. Comprising wash-hand basin, WC., and shower cubicle housing an Electric shower, finished in modern wet wall, bathroom fitments and wall mounted fan heater and extractor fan.



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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