

Connelly Yeoman

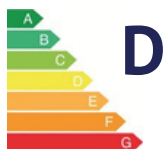


1 ST VIGEANS GARDENS, ARBROATH, DD11 4EB

END TERRACE VILLA



- Set within a very desirable location close to popular schools and shops
 - An immaculately presented End Terrace Villa
- South facing garden with decking areas, log store and large shed



OFFERS OVER
£140,000

Property Description

This immaculate, ready to move into, END TERRACE VILLA is set in a popular residential area of Arbroath and is conveniently located close to popular primary and secondary schools, as well as local services to include shops, railway station and the A92 giving easy access to Dundee. The property has the benefit of gas central heating and double glazing and offers considerable storage together with the advantage of a South facing garden. Outside to the front of the property is an area offering off-street parking together with gates and a mono-block drive. There is a pathway with coloured chip stones to either side with pots containing bushes and shrubs. The rear garden has the benefit of entertaining decking areas with glass surround with stainless steel balustrade. Large insulated shed with power and light provides additional storage and a log store will be included in the sale. Windows from the front of the property overlook lawned area leading down to the start of the St Vigeans' nature trail.

ACCOMMODATION:

Large Utility Cupboard, Lounge / Dining Area, Kitchen, Family Bathroom and 3 Bedrooms.

HALLWAY:

Double glazed front door with a side glazed panel leading into hallway. Wood effect flooring and solid oak doors throughout.

UTILITY CUPBOARD:

Approx. 7'3' x 6'2'. Large cupboard housing the boiler with space for white goods. Shelving providing additional storage. CCTV being left in the property, comprising of a television and four cameras offering added security. Wooden flooring.

LOUNGE / DINING AREA:

Approx. 19' 9' x 13'11'. Open plan lounge and dining area. Front facing window with double glazed French doors leading to rear of the property. Feature cornice ceiling with downlights. Multi-fuel burner with wooden ledge above. The burner will remain in the property.

KITCHEN:

Approx. 10'6' x 8'8'. Window overlooking rear of the property. High gloss base and wall mounted units with solid oak wood work surfaces. Black splashback. Double glazed doors leading out into the rear garden. Downlights. Integrated fridge/freezer, double ovens with induction hob and extractor above, integrated microwave, slimline dishwasher and washing machine.

UPPER HALLWAY:

Oak balustrade with oak skirtings/finishings. Balustrade at top of stairs with glass screen. Hatch allowing access to the attic which is floored and has power and light.

FAMILY BATHROOM:

Approx. 6'5' x 5'9'. Contemporary wall-mounted towel radiator. Wet wall with grey/white marble. Parador style ceiling. 3 piece white suite with a P shaped bath with darker wet wall panel. Drain head shower with additional head. White high gloss vanity units. Display window shelf with window overlooking rear of the property. Wood effect flooring.



MASTER BEDROOM:

Approx. 11'4' x 8'. Window overlooking rear of the property. Built-in double wardrobes with sliding oak doors with mirrored in-lays. Feature wall. Further built-in wardrobe.

BEDROOM 2:

Approx. 12'5' x 11'10'. Window overlooking front of the property. Wood effect flooring. Built-in wardrobes with oak doors with single mirror in-lay. Ample room for furnishings.

BEDROOM 3:

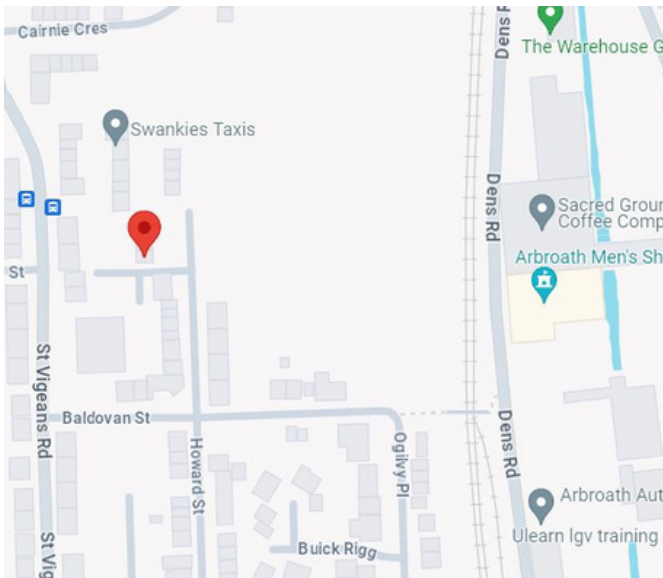
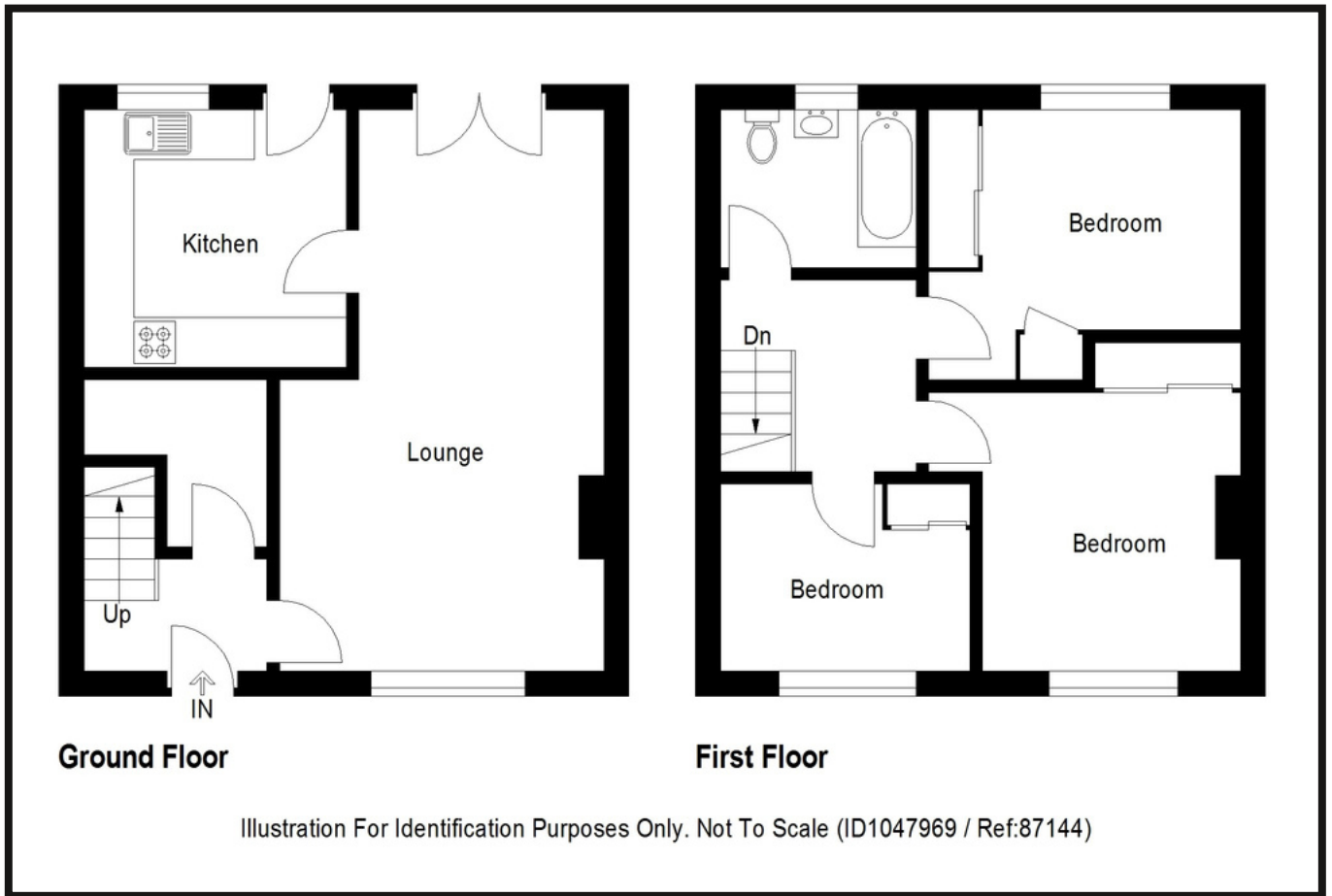
Approx. 11'6' x 8'5'. Window overlooking front of the property. Wood effect flooring. Built-in wardrobes with oak doors with a single sliding mirror door.

OUTSIDE:

Outside to the front of the property is a space for off-street parking with gates and with a mono-block drive. Pathway with coloured chip stones to either side with pots containing bushes and shrubs. Rear garden has the benefit of entertaining decking areas with glass surround with stainless steel balustrade. Large insulated shed with power and light offering additional storage. Windows from front of the property overlook lawned area leading down to the start of the St Vigeans' nature trail



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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