

Connelly Yeoman

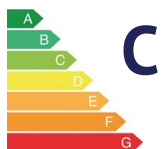


105 KEPTIE ROAD, ARBROATH, DD11 3EW

SEMI-DETACHED VILLA



- Set within a very desirable location close to popular schools and shops
 - Spacious family home with generous storage capacity
 - Walled front and rear gardens with shed and summerhouse.
 - Driveway leading to a carport and garage with power and light



OFFERS OVER
£225,000

Property Description

This spacious SEMI-DETACHED VILLA is set within an ideal location, close to all local amenities and services 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. This bright spacious home has the benefit of gas central heating and double glazing and comprises of a lounge, dining room, kitchen, downstairs WC, with four bedrooms and family bathroom on the upper floor. Outside comprises of a neatly laid out front garden with a large driveway to the side of the property in turn leading to a carport and garage providing parking for several cars. Garage has power and light with a rear facing window and a side door leading into the rear garden. There is an enclosed walled rear garden neatly laid out to lawn with a sunny patio area bordered by established shrubs and fruit trees. Shed and summerhouse providing additional storage.

ACCOMMODATION:

Hallway, lounge, dining room, kitchen, WC, four bedrooms and a family bathroom.

HALLWAY:

Approx. 9'6" x 12'2". Entry is via a double-glazed door into a vestibule with quarry tiled flooring. Glass panel door then leads into a spacious and welcoming hallway with an under the stairs storage cupboard. Radiator. Oak staircase leading to the upper floor, and a side facing window.

LOUNGE:

Approx. 16'8" x 11'8". Bright spacious lounge with front facing window. Feature fireplace incorporating a gas fire with brick surround and marble hearth. Ample space for furnishings. Radiator.

DINING ROOM:

Approx. 11'9" x 11'7". Window overlooks the rear garden. Ample room for furnishings. Radiator.

KITCHEN:

Approx. 14'7" x 8'. Fitted with base and wall units with work surfaces incorporating sink with a mixer tap. Plumbed space for a dishwasher. Gas hob with extractor hood above and a double electric oven. Breakfast bar seating area. Rear facing window. Access into a large shelved utility cupboard with plumbed space for an automatic washing machine and space for further appliances and housing the electric fuse box. Access from here into the garden.

DOWNSTAIRS WC:

Approx. 5'4" x 5'9". Wash hand basin and WC with bathroom fittings. Side facing window. Radiator

STAIRCASE LEADING TO UPPER FLOOR / UPPER HALLWAY:

Side facing window. Access hatch leads into a large floored loft via a Ramsay style ladder. Shelved airing cupboard providing additional storage. Radiator.



BEDROOM 1:

Approx. 15'3" x 11'2". Window overlooking front of the property. Bright spacious room with ample room for furnishings, and a radiator.

BEDROOM 2:

Approx. 10'10" x 11'7". A bright spacious double bedroom with front facing window and radiator.

BEDROOM 3:

Approx. 12' x 11'8". Rear facing window looking out onto the garden. Shelved cupboard and a shelved and hanging wardrobe.

FAMILY BATHROOM:

Approx. 8'2" x 6'6". Coloured bathroom suite comprising of WC and wash hand basin incorporated within a vanity unit. Bath. Separate shower cubicle housing a power shower. Bathroom finished with tiling and wet wall and bathroom fittings. Radiator.

BEDROOM 4/STUDY:

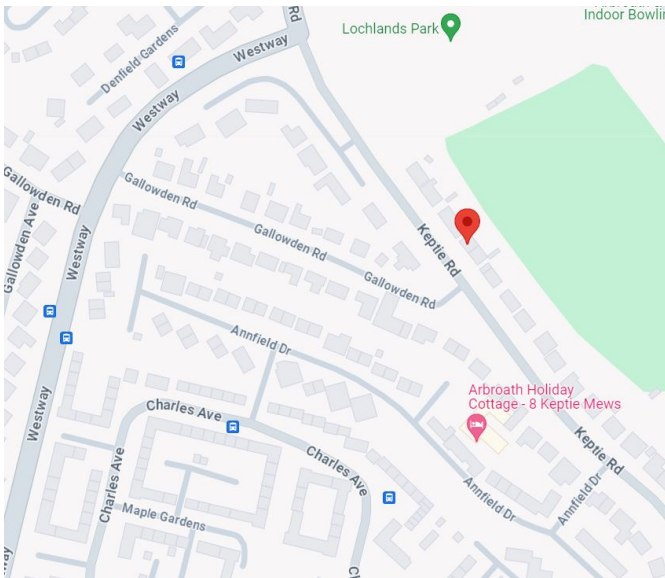
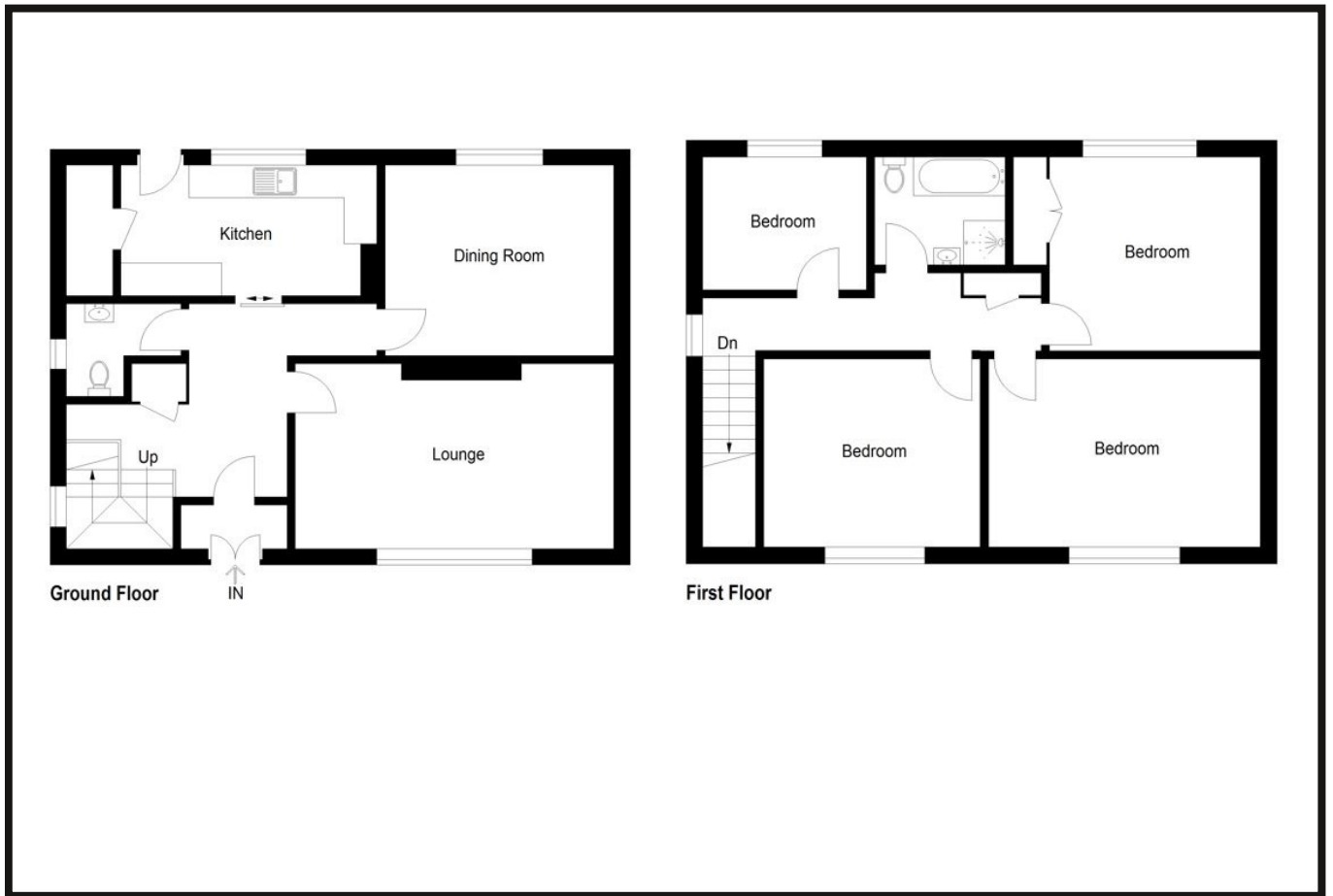
Approx. 7' x 8'2". Rear facing window. Radiator.

GARAGE:

Approx. 10'10" x 17'. Garage has been fitted with power and light with a rear facing window and a side door leading into 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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