

# Connelly Yeoman



36 FLAIRS AVENUE, ARBROATH DD11 5DY

SEMI DETACHED VILLA



## Key Features

- Well presented Semi Detached Villa located on a large corner garden plot
- Within a popular residential area close to the town centre and amenities
  - Gas Fired Central Heating and Double Glazing
- Mono-block driveway leading to the Garage, easily maintained gardens



OFFERS OVER

**£140,000**

# Property Description

This most impressive and exceptionally well presented SEMI DETACHED VILLA is ideally situated within a desirable residential area close to the town centre and within easy reach of most amenities. The property is presented in immaculate order, both inside and out, and offers well proportioned accommodation over two levels whilst enjoying the benefit of Gas fired central heating, Double glazing and ample storage. Situated on a corner garden plot, the front garden is laid out in coloured stone chips with a central feature of shrubs and bushes and a mono-block driveway affords ample car parking and leads to the detached Single Garage. The side garden is laid out in lawn, mono-block area and a timber Shed. The rear garden is again neatly laid out in mono-block patio area, raised flower beds, artificial grass area and with paved pathways around the property. Early viewing of this most attractive property is highly recommended.

**ACCOMMODATION:** Entrance Vestibule & Hallway. Dining Kitchen, Lounge & Dining Area, Rear Porch:- Upper Floor:- 2 Bedrooms, Family Bathroom.

**VESTIBULE:** Approx. 7'9 x 6'8. Enter through Double glazed front entrance door with glazed side panels into the Porch, feature wood panelled walls to dado height level and a window sill. Views to the side and rear of the garden.

**HALLWAY:** A welcoming Hallway, with staircase leading to the upper floor accommodation. Large, built-in under-stair storage cupboard for coats, shoes, etc. (plumbing for automatic washing machine). CH Radiator.

**DINING KITCHEN:** Approx. 10'2 x 8'9. The kitchen is fitted with base and wall mounted units in a light wood veneer, worktop surfaces, sinktop and tiled splashback areas. There is ample space for dining table and chairs. Integral Dishwasher. Free-standing cooker with Electric Hob and double Oven. Space for a fridge/freezer. Large window overlooking the rear garden. CH Radiator.

**LOUNGE:** Approx. 19'6 x 13' (at widest). Spacious, open plan Lounge with ample space for a dining table and chairs. Large picture window overlooking the front of the property. Attractive decor. Ceiling coving. Two CH Radiators. Feature French doors lead out into a Rear Porch.

**REAR PORCH:** Approx. 5'6 x 2'10. Double glazed Porch with provides extra living space, with feature French doors out to the rear garden. Tiled floor.



**UPPER FLOOR:** On the half-landing area there is a window to the front of the property. Upper landing area with access to the Bedrooms and Shower Room. Large, double storage cupboard. Access hatch into the loft space which is partially floored.

**BEDROOM 1:** Approx. 10'9 x 10'3. Spacious main Bedroom, with front-facing window. Large, double wardrobes with sliding mirror-fronted doors. Ceiling coving. Dark walnut coloured laminate flooring. CH Radiator.

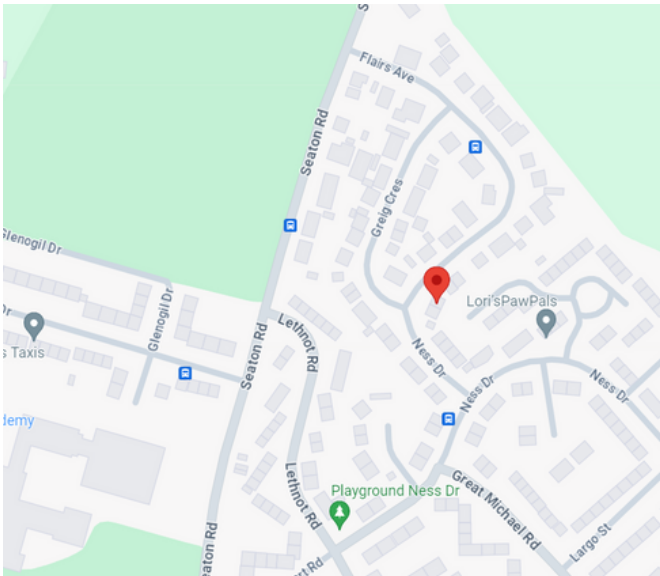
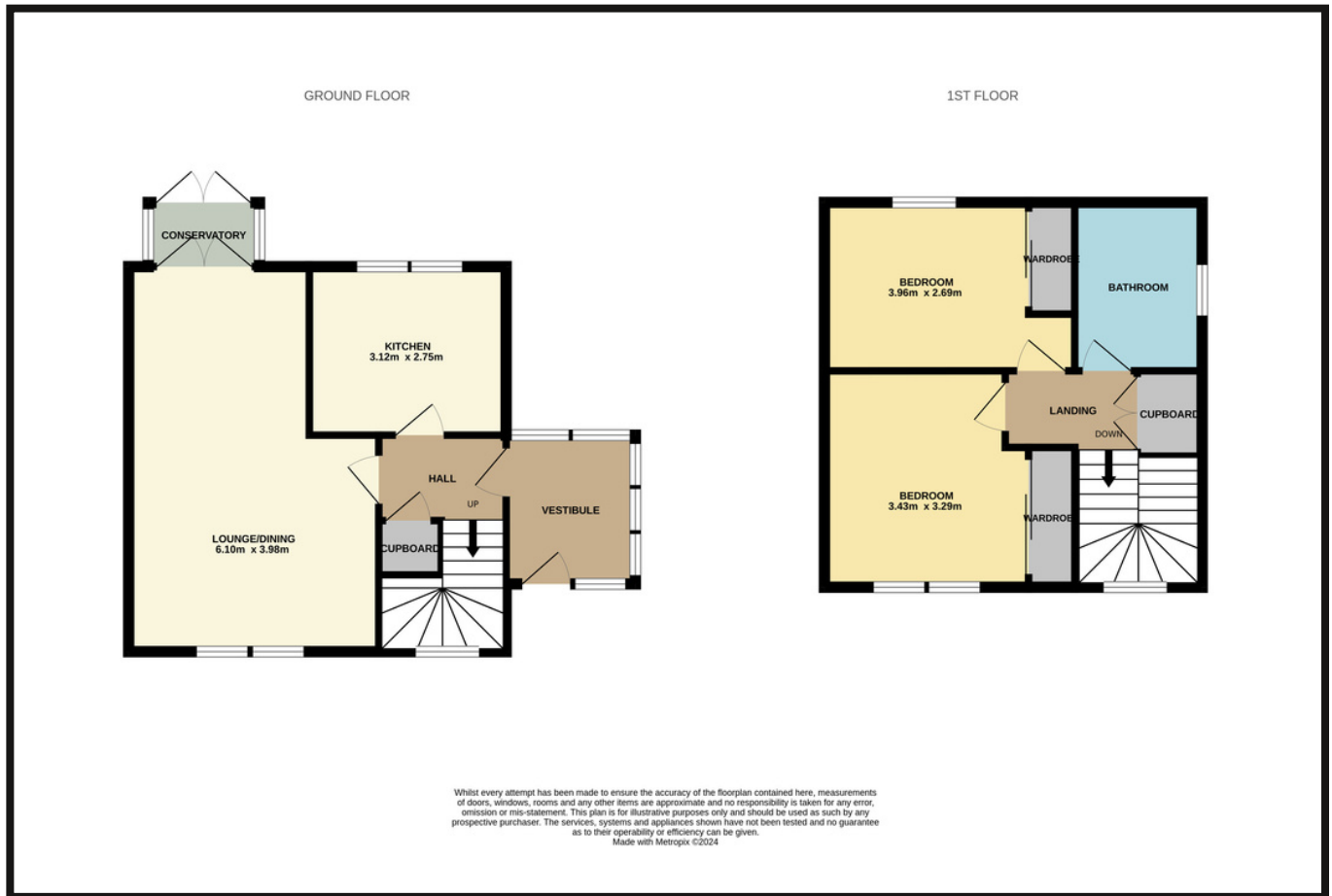
**BEDROOM 2:** Approx. 11'4 x 9'7. A well proportioned bedroom, with rear-facing window. Large, double wardrobes with sliding mirror-fronted doors. Ceiling coving. Neutral decor. CH Radiator.

**FAMILY BATHROOM:** Approx. 8'6 x 6'3. Comprising three piece coloured bathroom suite with shower over the bath with fitted shower screen. Partial wall tiling. CH Radiator. Large rear-facing opaque window.

**GARDENS:** Well maintained, large corner garden plot. Driveway with parking and leading to the single Garage.



# 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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