

Connelly Yeoman

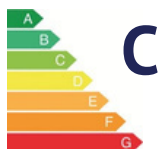


23 TARRY ROAD, ARBROATH, DD11 4BB

END TERRACED VILLA



- Set within a very desirable, residential location overlooking open countryside
- A spacious and well appointed property with an additional rear extension
- Gas fired central heating and Double Glazing
- Decorated in modern neutral colours
- Neatly laid out and well maintained gardens surrounding the property



OFFERS OVER
£145,000

Property Description

This very attractive and well presented END TERRACED VILLA must be viewed to appreciate the bright, stylish accommodation on offer and is Ideally located within a very popular and sought after residential area on the eastern edge of the town, enjoying open countryside views, and close to most local amenities and services, including local primary and secondary schools and local shopping. This beautifully presented family home offers spacious accommodation over two levels and benefits from Gas fired central heating and Double glazing. The property has been extended to the rear, offering a spacious and well equipped open plan Kitchen and Dining/Family area with double French doors leading out to the rear garden. Internal decor, finishings and fittings are all on modern lines and the property offers excellent family accommodation. There is also a large, floored and lined attic space providing ample storage. Externally, the gardens surrounding the property are all neatly laid out, with the front garden bordered by a neat front hedge, paved pathway to the front door and a further paved pathway around to the side and rear of the property. There are also areas of stone-chips making for low maintenance. The enclosed rear garden is mostly laid out in paved patio with access gate and a large Outhouse. Early viewing of this property is highly recommended to appreciate.

ACCOMMODATION:

Entrance Hallway, Lounge, open plan Kitchen and Dining area; Upper Floor:- Family Bathroom and Shower, 3 Bedrooms. Attic space.

HALLWAY:

Enter into the front of the property through a Double glazed entrance door with matching side panel into the spacious and welcoming Hallway. Wood effect flooring and modern decor. CH Radiator. Built-in understair storage cupboard. Staircase leading to the upper floor accommodation.

LOUNGE:

Approx. 16'5 x 11'3. A lovely, bright and spacious, well proportioned Lounge with large, front-facing picture window overlooking the open countryside and beyond. Wood effect flooring. Inset ceiling downlights. Ceiling coving and neutral decor. CH Radiator.

OPEN PLAN KITCHEN & DINING AREA:

Approx. 17'10 x 16'2. This area forms the rear extension to the property and provides ample, open plan living space. The kitchen area is fitted with a good range of base and wall mounted units in a white high gloss finish, and complimented with black marbled effect work surfaces. Sinktop. Space for a Dishwasher. Ample space for American style Fridge / Freezer. Free-standing Electric Cooker with a grill, oven and electric hob. Extractor hood above. Recessed space for a microwave. Wood effect flooring. CH Radiator. Side-facing windows, a further window at the kitchen area and feature double French doors lead out to the rear garden.



UPPER FLOOR:

Landing area with access to the Family Bathroom and Bedrooms. Attic space.

FAMILY BATHROOM & SHOWER:

Approx. 8'4 x 5'11. Comprising WC., wash-hand basin and corner bath. Shower cubicle. Fully tiled walls with a marble effect tile and feature panelled ceiling with inset downlighters. White wall mounted CH towel rail. High level opaque glazed window.

BEDROOM 2:

Approx. 9'10 x 9'8. A good sized bedroom with rear-facing window. Built-in storage/wardrobe cupboard. Ceiling coving. Neutral decor. CH Radiator.

BEDROOM 1:

Approx. 13'2 x 9'6. Spacious main Bedroom with a front-facing window which offers lovely open countryside views. Ceiling coving. Neutral decor. Laminate tiled effect flooring. Built-in double wardrobes. CH Radiator.

BEDROOM 3:

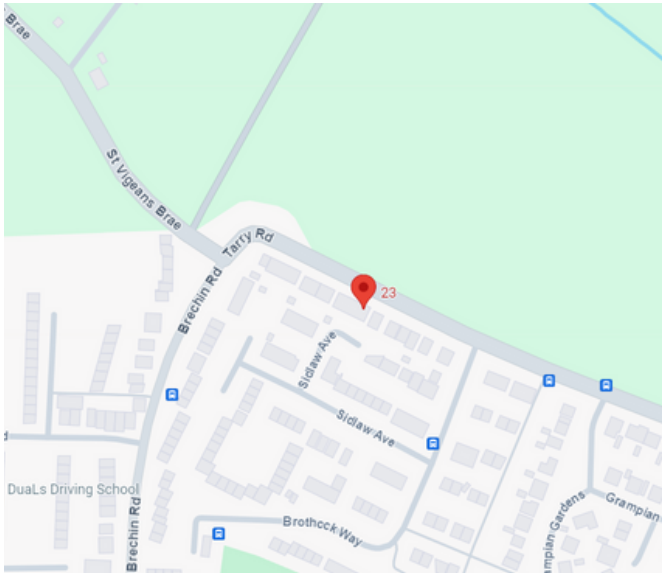
Approx. 9'10 x 8'2. Another good sized bedroom with a front-facing window offering lovely open countryside views. Built-in high level storage cupboard. CH Radiator.

ATTIC SPACE:

Approx. 17'11 x 13'4. A spacious floored and lined attic space with a velux roof window, Power and light. Eaves and storage cupboards provide ample storage.



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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