

Connelly Yeoman

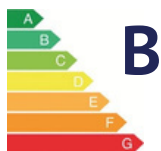


67 RAILTON GARDENS, ARBROATH, DD11 3FA

END TERRACE VILLA



- Set within a very desirable location close to popular schools and shops
 - An immaculately presented family home
- Decorated in modern neutral tones with carpeting and flooring throughout
 - Gas Central Heating, Double Glazing and Solar Panels



OFFERS OVER
£180,000

Property Description

This well present END TERRACE VILLA must be viewed to be appreciated. Set within an ideal central location, close to all local amenities and services, this immaculately presented family home offers spacious rooms. Decorated in modern neutral tones with a gas central heating, double glazing and solar panels. The property comprises of a spacious lounge, a modern, well equipped dining/kitchen and a downstairs cloakroom. On the upper floor there is a well appointed master bedroom with en-suite shower room, 2 further bedrooms and a family bathroom. To the rear of the property there are mature secluded gardens, neatly laid out with a sunny patio, lawn area and a wooden shed. To the front is a lock blocked driveway offering off street parking, a lawned area and stone chippings. Early viewing of the property would be highly recommended.

ACCOMMODATION:

Hallway, lounge, dining kitchen, WC, master bedroom en suite, 2 further bedrooms and a family bathroom.

HALLWAY:

Entry into the property is bright and welcoming through a double glazed door. There is a radiator and entry into the WC.

WC:

Approx. 3'6 x 6'2. A front facing cloak room with WC, wash hand basin with mirror over. There is a radiator and front facing window.

LOUNGE:

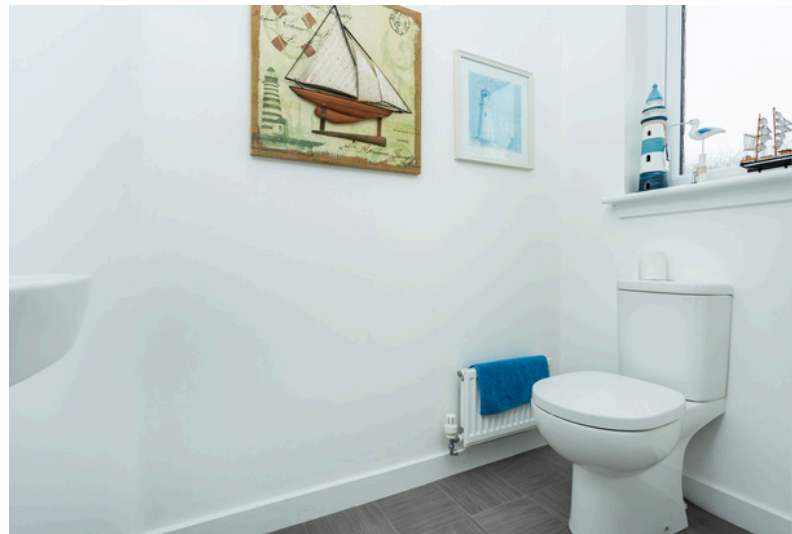
Approx. 10'8 x 15'2. A bright and spacious front facing lounge with a radiator and ample room for furnishings. Access from here into the dining kitchen.

DINING KITCHEN

Approx. 19'3 x 10'4. A charming bright and spacious modern kitchen with base and wall mounted units. The coordinating work surfaces incorporate a stainless steel sink with mixer tap. There is a stainless steel oven, gas hob, stainless steel splash back and extractor above. Included is a washing machine and dish washer. There is space for a fridge freezer and a cupboard which houses the gas central heating boiler. From the dining area, patio doors lead out into the enclosed garden. For additional storage there is a large under stairs cupboard.

UPPER HALLWAY:

The upper floor of the property is reached by a wooden balustrade staircase. The hallway is bright with a side facing window. The loft area can be accessed from a hatch in the upper hallway.



MASTER BEDROOM:

Approx. 9'7 x 8'7. A bright and spacious master suite with front facing aspect. With ample room for furnishings and a radiator.

ENSUITE:

Approx. 5'6 x 8'6. A front facing ensuite with wash hand basin, WC and shower with glass screen housing a power shower. Finished with modern tiling with bathroom fitments, extractor fan and radiator.

BEDROOM 2:

Approx. 8' x 10'10. A spacious second double bedroom with rear facing window and a radiator.

BEDROOM 3:

Approx. 7'3 x 7'8. A rear facing bedroom with a radiator.

FAMILY BATHROOM:

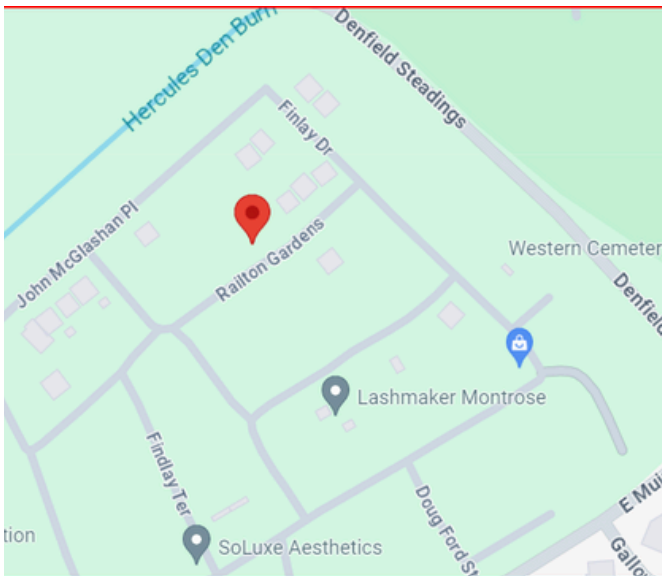
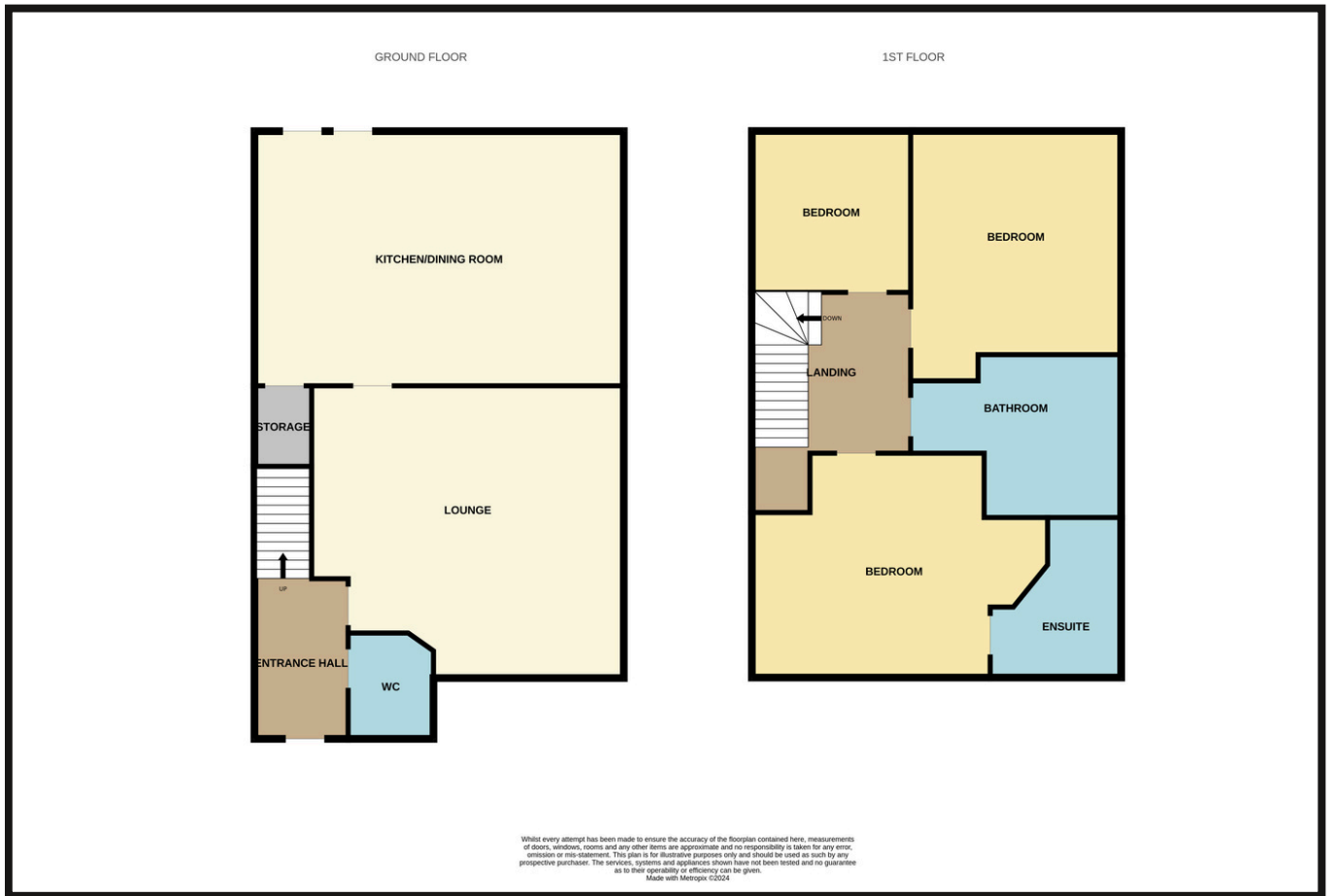
Approx. 7'10 x 6'7. A well appointed family bathroom comprising bath, wash hand basin and WC. Finished with modern mosaic tiling and vinyl flooring. With an extractor fan and radiator.

IOUTSIDE:

The front of the property has a lock block driveway providing off street parking with a lawned and chip area. To the rear is a well maintained lawn with sunny patio and a wooden shed.



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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