

Connelly Yeoman

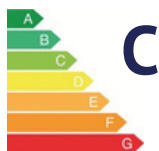


62 SHERIFF STEIN PLACE, ARBROATH, DD11 5JY

SEMI DETACHED VILLA



- Set within a very desirable location close to popular schools and shops
 - An immaculately presented family home
- With gas central heating and double glazing
 - Lovely location overlooking parkland



OFFERS OVER
£195,000

Property Description

This SEMI DETACHED VILLA is set within an ideal location, close to all local amenities and services in a popular residential area of Arbroath. Close by are popular primary and secondary schools, as well a variety of independent shops and national supermarkets. Road and rail links are exceptional to all major cities in Scotland and Angus towns. Leisure and recreation interests would be well served as the property is close to Arbroath beach, working harbour and cliff walks. The home benefits from gas central heating and double glazing and has two private parking spaces. It is in a lovely location with outlooks across parkland comprising of a lounge, dining kitchen, three bedrooms, the master being ensuite, family bathroom and WC. Early viewing of this property would be highly recommended.

ACCOMMODATION:

Lounge, dining kitchen, WC, master ensuite, 2 further bedrooms and family bathroom.

HALLWAY:

A bright welcoming hallway with a cloaks area and a radiator.

WC:

Approx. 3'9 x 6'2.

The WC and wash hand basin are set on a vanity unit with mirror behind. There is an extractor fan, spot lights to the ceiling, a radiator and bathroom fittings.

LOUNGE:

Approx. 11'4 x 16'7.

With a lovely outlook over the park, there is plenty of room for furnishings. A wooden balustrade staircase leads to the upper floor with an understairs storage area. The room benefits from spotlights to the ceiling and a radiator and access into the dining kitchen.

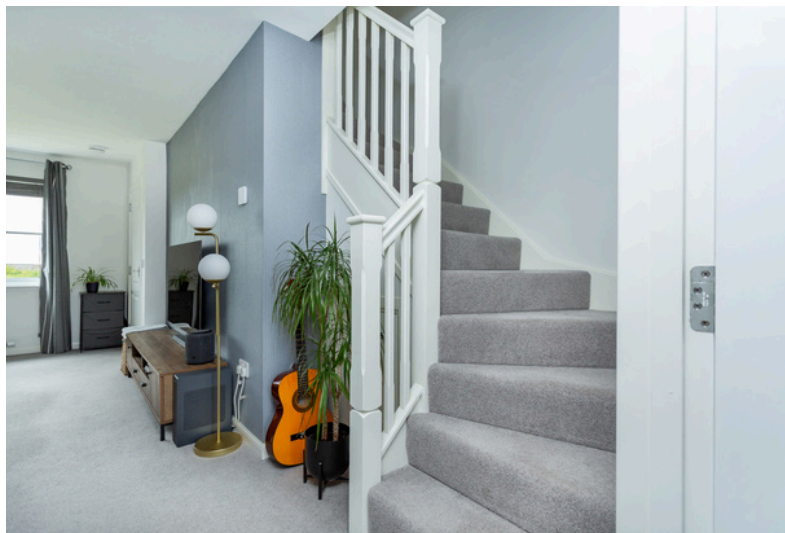
DINING KITCHEN:

Approx. 15'8 x 11'7.

Fitted with modern base and wall units with under unit lighting and work surfaces incorporating a sink with mixer tap with an integrated fridge freezer, dishwasher and plumb space for an automatic washing machine. There is an electric oven and gas hob with stainless steel splash back and extractor hood above. The dining area has ample room for table and chairs and patio doors lead out into the enclosed rear garden.

OUTSIDE:

There are two private parking spaces available with the property which overlooks the park. To the front the garden is mostly laid to lawn with a patio area and to the rear, the garden is fully enclosed and also laid to lawn with a sunny patio area and a shed which is included in the sale.



UPPER HALLWAY:

The staircase leads from the lounge to the upper floor where there is an access hatch leading to the loft and shelved and hanging storage cupboard.

MASTER BEDROOM:

Approx. 9'6 x 11'8.

A rear facing bedroom with plenty of room for furnishings and a double shelved and hanging wardrobe with sliding mirrored doors and access into the ensuite.

ENSUITE:

Approx. 5'8 x 8'.

Also rear facing with a wash hand basin, WC and a shower cubicle housing an electric shower finished with modern tiling and a glass shower screen, bathroom fittings, extractor fan, spotlights to the ceiling and a rear facing window offering natural light and ventilation.

BEDROOM 2:

Approx. 8'2 x 10'6.

A front facing double bedroom with a double shelved and hanging wardrobe and a radiator.

BEDROOM 3:

Approx. 7'2 x 9'7.

With a radiator.

FAMILY BATHROOM:

Approx. 5'6 x 7'4.

A side facing room with vanity unit incorporating the wash hand basin and WC with a large mirror with a spotlight. The bath has an over the bath power shower, finished with modern tiling, spotlights to the ceiling, extractor fan and bathroom fittings. A side facing window provides natural light and ventilation.



Property Professionals

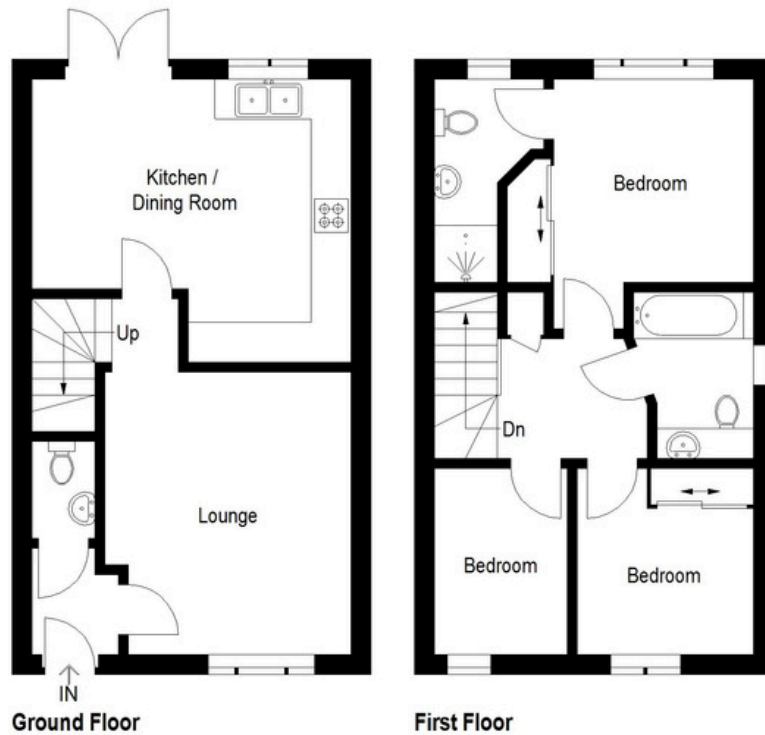
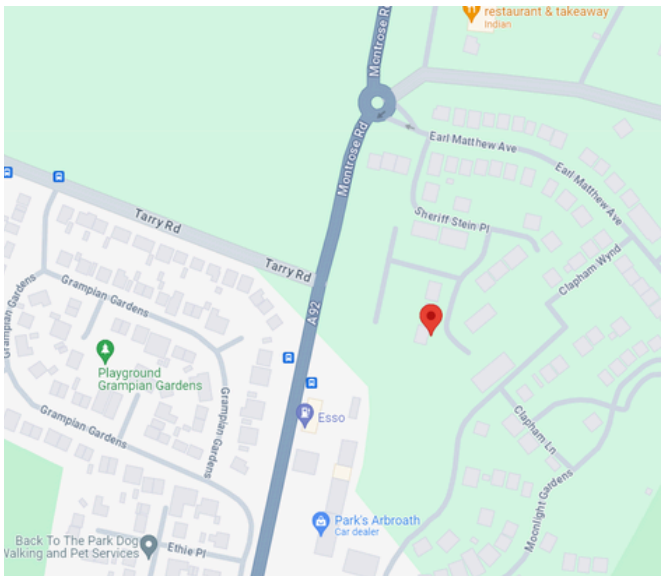


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