

# Connelly Yeoman



23 GLENISLA DRIVE, ARBROATH, DD11 5JH

MID TERRACED VILLA



## Key Features

- Mid Terraced Villa offering spacious family accommodation
- Located in a popular residential area close to the town centre and most amenities
- Gas Fired Central Heating, Double Glazing and ample storage
- Attractive front garden and enclosed rear garden



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OFFERS OVER

**£115,000**

# Property Description

This attractive and well presented MID TERRACED VILLA is ideally situated within a popular residential area of the town, known locally as "The Glens", close to the town centre and most amenities within easy reach. The property provides well proportioned accommodation over two levels and benefits from Gas fired central and Double glazing. Outside, there is a well maintained front garden area, enclosed by a wall, and neatly laid out in coloured chip stone and borders of shrubs and flowers. To the rear of the property the garden is laid out in mono-block area, coloured chip stones and a paved patio area which enjoys a sunny aspect. There are also three large wooden Sheds. There is an access pathway to the rear for maintenance.

Overall, this property would suit a variety of buyers.

**ACCOMMODATION:** ENTRANCE HALLWAY, LOUNGE, DINING KITCHEN:  
**UPPER FLOOR:-** 3 BEDROOMS, SHOWER ROOM.

**ENTRANCE HALLWAY:** Double glazed front entrance door into the hallway, with access into the Lounge. CH Radiator.

**LOUNGE:** Approx. 16' x 11'5". A bright and spacious Lounge with both front and rear-facing windows. Built-in cupboard, housing the hot water tank. CH Radiator.

**DINING KITCHEN:** Approx. 20'5 x 9'10 (at widest point). A lovely bright kitchen with ample space for dining. The kitchen is fitted with a range of base and wall mounted units in a wood effect veneer, complimented with black worktop surfaces and tiled splashbacks. Space for kitchen appliances, fridge/freezer, free-standing cooker and plumbing for an automatic washing machine. Ample space for dining table and chairs. CH Radiator. Double glazed door leads out from the kitchen to the rear garden and large rear-facing window. A further double glazed door leads out to the front of the property and there is a further front-facing window.



**UPPER FLOOR LANDING:** Staircase to the upper floor landing, with access to the Bedrooms and Shower Room. Built-in storage/linen cupboard. Access hatch into the floored loft space.

**BEDROOM 1:** Approx. 12' x 11'8". Double bedroom with a front-facing window. CH Radiator.

**BEDROOM 2:** Approx. 14'10 x 8'2". A spacious double bedroom with a large rear-facing window overlooking the rear garden. CH Radiator.

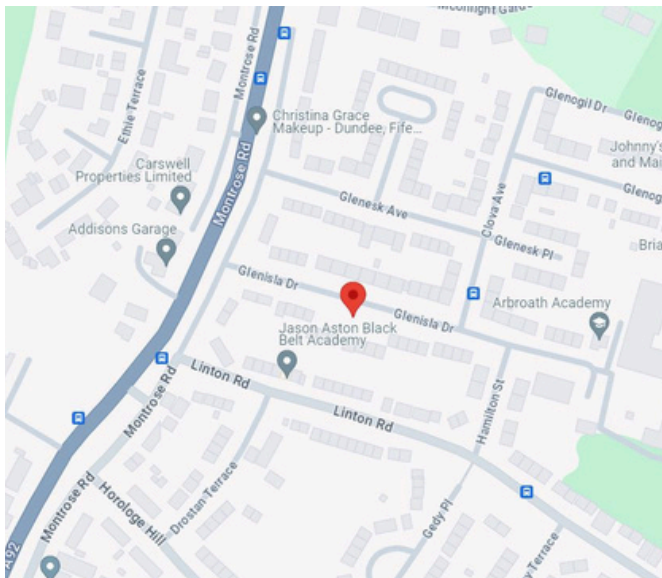
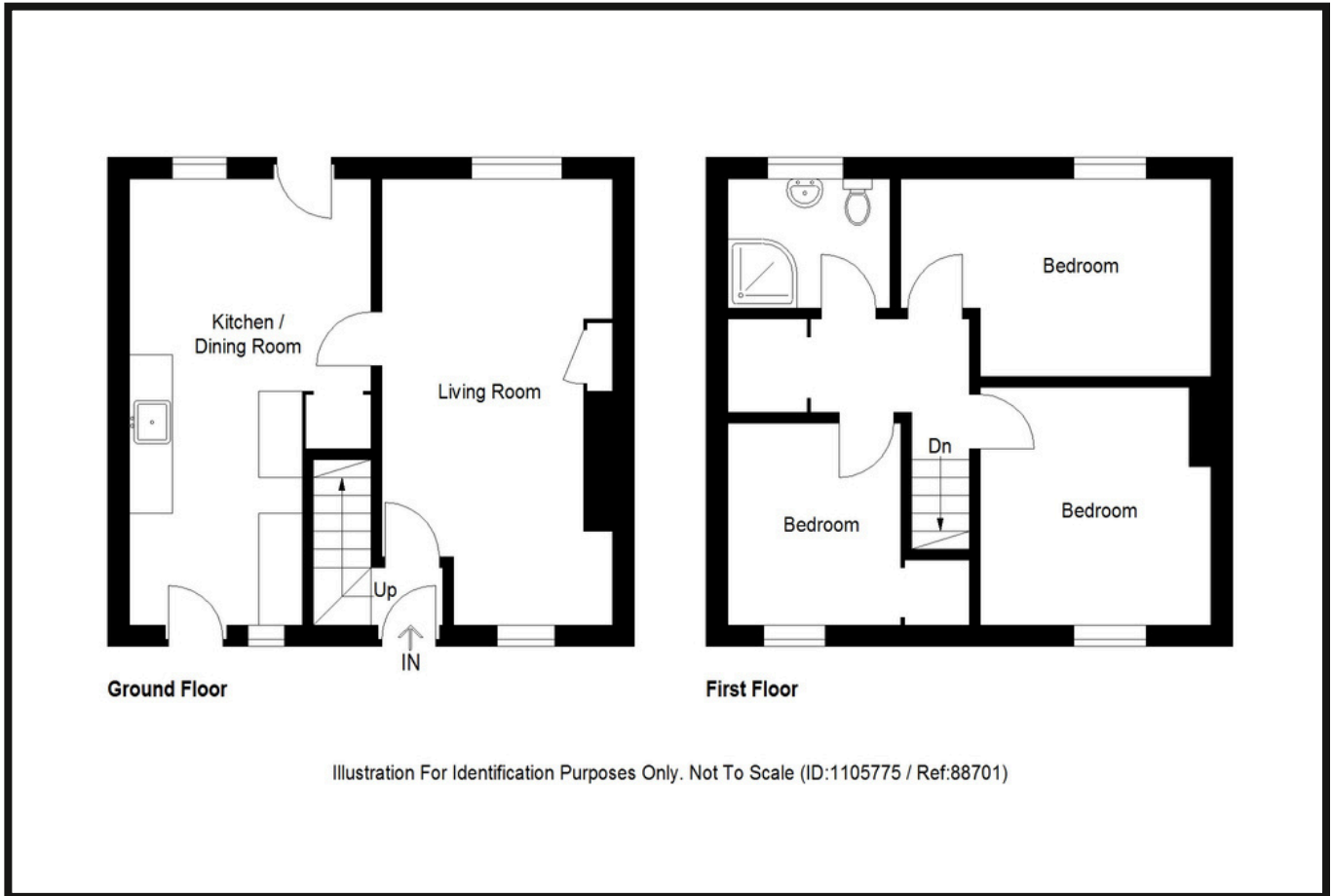
**BEDROOM 3:** Approx. 11'8 x 6'10". A good sized single bedroom with a front-facing window. Built-in storage area. CH Radiator.

**SHOWER ROOM:** Approx. 6'8 x 5'8". Comprising a two piece bathroom suite, with a shower cubicle. Wet wall panel finish at the shower area. CH Radiator. Rear-facing opaque glass window.

**GARDENS:** Neatly laid out gardens to the front and rear. Three wooden Sheds are included in the sale.



# 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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