



170 BRECHIN ROAD, ARBROATH, DD11 4AR

END TERRACE CHALET VILLA



Key Features

- Bright and spacious End Terraced Chalet styled villa.
- Located in a popular residential area close to Warddykes Primary School.
 - Gas Central Heating and Double Glazing.
- Low maintenance, enclosed garden with summer house.



2



1



1



OFFERS OVER

£125,000

Property Description

This traditional END TERRACED CHALET VILLA is ideally situated within a very popular residential area close to the town centre and within easy reach of most amenities Arbroath has to offer. The property has well proportioned accommodation over two levels and has Gas Central Heating and Double glazing. Entry to the property is via a new double glazed door, with fresh carpeting in the hallway and running up the stairs. There is a lounge, kitchen, two good sized double bedroom and a recently re modelled family bathroom. The property has been well maintained and freshly decorated in neutral and grey tones. Plans have been drawn up and approved for a dormer window which would create another room. Externally, the garden is easy to maintain with the rear garden being enclosed with areas of bark and lawn and a large summer house, which will remain with the property.

ACCOMMODATION: ENTRANCE HALLWAY, LOUNGE, KITCHEN, FAMILY BATHROOM AND 2 BEDROOMS

ENTRANCE HALLWAY: Entry is via a new double glazed door with fresh carpeting in the hallway and running up the stairs. There is a large side facing window and an under stairs storage cupboard.

LOUNGE: Approx. 12'10 x 12'8. A cosy lounge with attractive dark wood effect flooring. A large picture window overlooking the front of the property make it a bright and welcoming room. With corniced ceiling and a door leading into the kitchen.

KITCHEN: Approx. 12'1 x 9'3. With grey base and wall units and a speckled work surface, the kitchen is a bright and modern space. There is a free standing electric cooker with an extractor hood above and ample space for all other white goods. A double glazed door leads out to the rear of the property.

OUTSIDE: The pathway leading to the property is mono-blocked and gravel being neat and low maintenance. The rear is fully enclosed with areas of interest and a large summerhouse which will remain with the property.



BATHROOM: Approx. 6'3 x 5'5. Recently re modelled the family bathroom is modern and bright with a 3 piece suite which includes a pea shaped bath with shower over and an attractive curved glass screen, chrome mounted towel rail, a high level window and wet wall through out, decorated in grey tones.

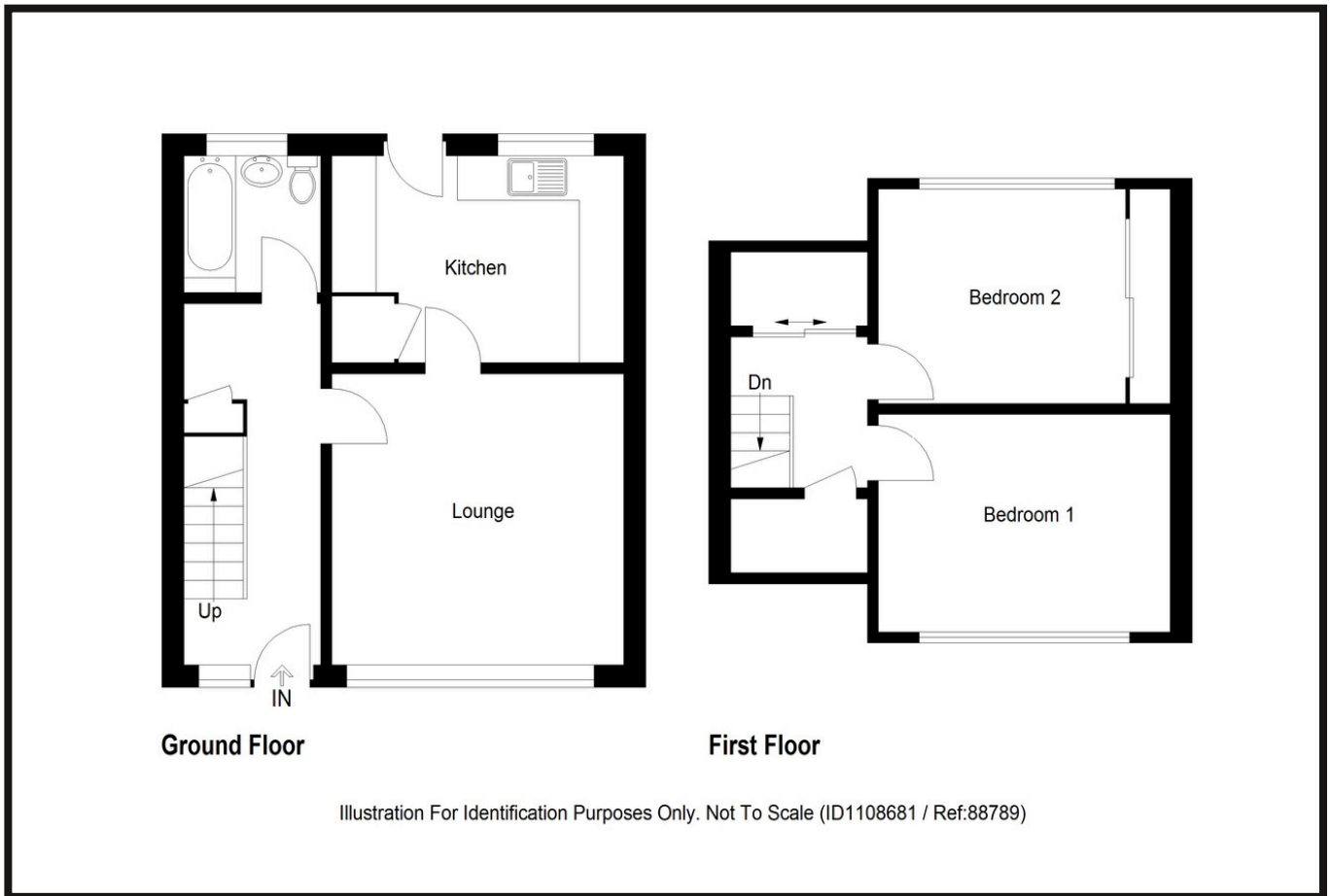
UPPER HALLWAY: There is a very large walk in cupboard with plans drawn up and accepted to install dormer windows so potentially this could become another room. Plans are available to view. A second cupboard has shelving and houses the boiler.

BEDROOM 1: Approx. 10'9 x 9'8. Overlooking the rear of the property with two large windows making it light and bright and a wall of wardrobes with sliding mirrored doors provide ample storage.

BEDROOM 2: Approx. 13'1 x 9'7. A second good sized double bedroom with ample room for furnishings and overlooking the front of the property.



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.

**Connelly
Yeoman**

tspc

Connect with us

