

# Connelly Yeoman



**41 EAST ABBEY STREET, ARBROATH DD11 1EN**

**TERRACED VILLA**



- Set within an ideal central location just minutes' from all amenities and services
- An attractive and well presented property with neutral decor and modern fittings
  - Gas Fired Central Heating and Double Glazing, ample storage
- A delightful, secluded rear garden neatly laid out to patio, Garden Shed



**D**

**2**

**1 1/2**

**1**



**OFFERS OVER**

**£130,000**



# Property Description

This attractive and well presented TERRACED VILLA must be viewed to appreciate the bright and stylish accommodation on offer. Set within an ideal central location, close to all central amenities and services, and within minutes' walking distance of the main High Street shops. The historic Arbroath Abbey is also just a stone's throw from the property. This immaculately presented home offers well proportioned accommodation over two levels and benefits from Gas fired central heating and good quality Double glazing. Externally, there is a delightful, enclosed rear garden, all very secluded and laid out in patio area, all enjoying a sunny aspect. Timber boundary fencing. Timber Garden Shed included. There is a rear access gate which leads out to an area of parking.

**ACCOMMODATION:** VESTIBULE & HALLWAY, WC/TOILET, DINING KITCHEN, LOUNGE; **UPPER FLOOR:-** 2 BEDROOMS, SHOWER ROOM.

**VESTIBULE & HALLWAY:** Enter into the property via a double glazed entrance door into the Vestibule, with laminate wood-effect flooring, and a further decorative wood panel door leads through into the Hallway. In the Hallway the laminate wood flooring continues. Small window allows ample natural light. Access via a pine internal door into the downstairs WC.

**WC/TOILET:**

Approx. 5'11 x 3'8. Comprising a WC and wash-hand basin. Built-in storage cupboard with a pine wood louvre door. Wall cabinet with pine louvre door. Partial wall tiling.

**DINING KITCHEN:**

Approx. 11'1 x 11'1. A well proportioned Kitchen, which has a large, rear-facing window. The Kitchen is fitted with a good range of modern base and wall mounted storage units in a white high gloss finish, black worktop surfaces with a sparkle effect splashback behind hob and black tiled splashbacks around the rest of the worksurface space. Black sink and drainer. Built-in Electric Hob with extractor above. Built-in Double Ovens. Space for a fridge/freezer. Plumbing for an automatic washing machine. Ample space for dining table and chairs. CH Radiator. Double glazed door leading out to the rear garden.

**LOUNGE:**

Approx. 17'8 (into the recessed area) x 13'2. The Lounge is bright and spacious, having two ceiling to floor windows which overlook the rear garden and a further recessed area with a window to the front, again allowing ample natural light into this room. CH Radiator.





**UPPER FLOOR LANDING AREA:**

Staircase to the upper landing area, where there is a window at the top of the stairs. Two built-in shelved storage cupboards provide excellent space. Further in the upper hallway there are another three built-in storage cupboards, one of which houses the Gas central heating boiler and the boiler has been serviced regularly. Another of the cupboard has a hanging rail. And then a further shelved cupboard. Access to the Bedrooms and Bathroom.

**BEDROOM 1:**

Approx. 11'4 x 10'11. A bright and spacious main bedroom, with a rear-facing window. This room has been recently painted, with fresh neutral decor. CH Radiator.

**BEDROOM 2:**

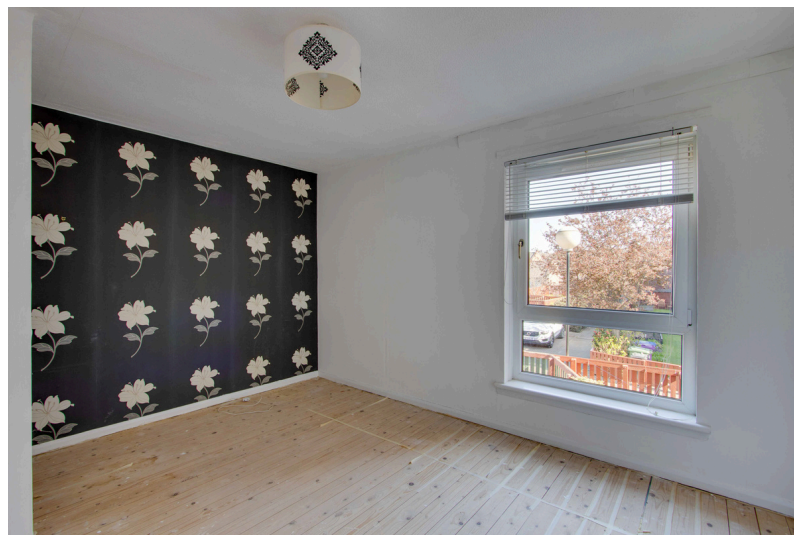
Approx. 13'7 x 10'9. Another bright and spacious bedroom, with a large window overlooking the rear garden. Fresh neutral decor. CH Radiator.

**SHOWER ROOM:**

Approx. 7'1 x 6'8. Comprising a "floating" wash-hand basin, WC and a Quadrant shower cubicle. Modern wet wall panels in a black marble-effect finish. Wall mounted towel rail. Display shelving and large inlaid wall mirror. Tiled floor. Parador style lined ceiling in a white finish.

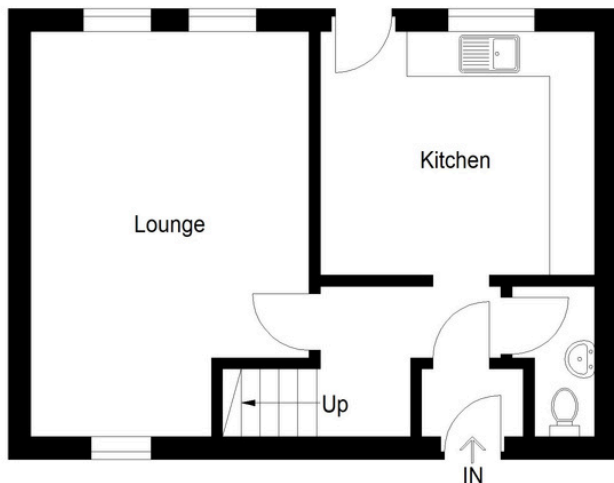
**GARDEN:**

There is a delightful, enclosed rear garden, all very secluded and with timber fencing. There is a patio area, all enjoying a sunny aspect. Timber Garden Shed included. There is a rear access gate which leads out to an area of parking.

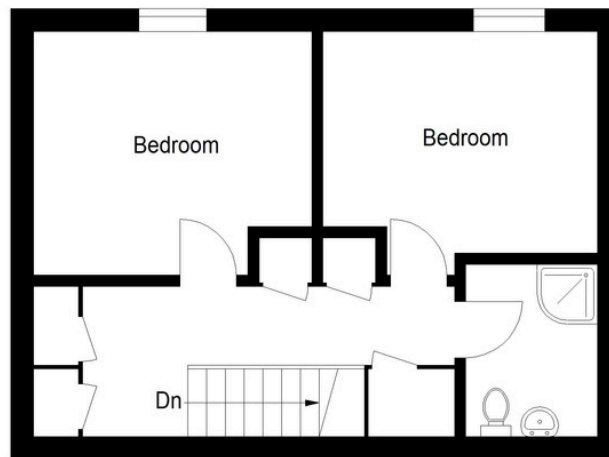




# Property Professionals

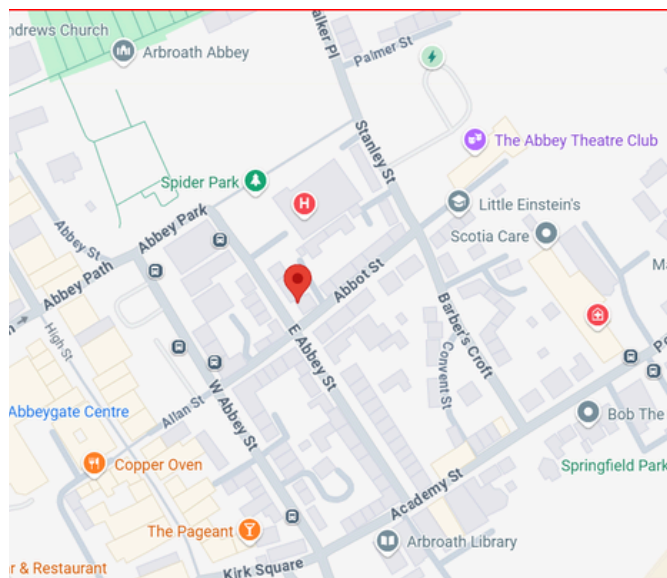


Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1188562 / Ref:90345)



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