

# Connelly Yeoman



34 LINTON ROAD, ARBROATH DD11 5HZ

SEMI DETACHED VILLA



- Deceptively spacious Semi Detached Villa
- Located within a popular residential area close to the town centre and schools
  - Gas Fired Central Heating and Double Glazing, good storage
- Easily maintained and well laid out gardens to the front, side and rear of the property



OFFERS OVER  
**£135,000**

# Property Description

This attractive, bright and airy, three bedroom SEMI DETACHED VILLA is ideally situated within a popular residential area within easy reach of the town centre of Arbroath, with it's varied amenities and services. The property offers deceptively spacious and well proportioned accommodation over two levels and enjoys the benefits of Gas fired central heating and Double Glazing. On entering into the welcoming Hallway there is access into the Breakfasting Kitchen and a lovely bright and airy Lounge with windows to the front and rear. The upper floor landing area has access to three good-sized Bedrooms and a well fitted out Shower Room. Outside, the front garden area is laid out in well manicured lawn, stone-chip area and a paved pathway to the front door. There is an enclosed side area of garden, ideal for bin storage (outside water tap), and leading to the rear garden. The lovely rear garden is very well presented and neatly laid out, with a sunny, secluded Patio seating area, paved drying area and access to two Garden Sheds (one of which has power and light). There are stone-chip areas and paving. Overall, this property would suit a variety of buyers, perhaps of interest to First Time Buyers, and early viewing is recommended to avoid disappointment.

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

**ENTRANCE HALLWAY:** Enter into the property via the main double glazed front entrance door, with a glazed side panel, into the welcoming Hallway. Built-in under-stair storage area. Cloaks/storage cupboard. CH Radiator. Staircase to the upper floor accommodation.

**KITCHEN:** Approx. 10'7 x 13'2. The kitchen has fitted base and wall mounted units, worktop surfaces incorporating a stainless steel sink and mixer tap. Built-in double Electric Oven and an Electric Hob with extractor above. Plumbing and space for an automatic washing machine. Space for a tumble dryer and space for a fridge/freezer. There is a breakfasting seating area. CH Radiator. Built-in shelved larder cupboard. Side-facing window and a double glazed rear door, with glass side panel, leads out into the garden.

**LOUNGE:** Approx. 11'8 x 19'2. A bright and airy Lounge, with double aspect windows to the front and rear of the property. Two CH Radiators.



**UPPER FLOOR LANDING:** Staircase leading to the upper floor accommodation, with a landing area and side-facing window. Built-in cupboard housing the gas central heating boiler and good storage with fitted shelving. CH Radiator. Access hatch into the loft space.

**BEDROOM 1:** Approx. 15'7 x 9'2. A lovely, bright and spacious double-sized Bedroom with a rear-facing window, a CH Radiator and included in the sale will be a wardrobe fitment, wood-effect with mirror front doors.

**BEDROOM 2:** Approx. 12'8 x 10'6. Another bright and spacious double-sized Bedroom, with a front-facing window and a CH Radiator.

**BEDROOM 3:** Approx. 9'3 x 7'9. A well proportioned third Bedroom, with a front-facing window, built-in storage cupboard and a CH Radiator.

**SHOWER ROOM:** Approx. 6'6 x 6'. Comprising WC., wash-hand basin and a shower cubicle housing an Electric shower. The bathroom is finished off with wall tiling and a tiled floor. Rear-facing opaque glazed window for natural light and ventilation. Bathroom fitments. Extractor fan. Ceiling spotlights. Electric panel heater.



# Property Professionals

GROUND FLOOR  
41.4 sq.m. approx.

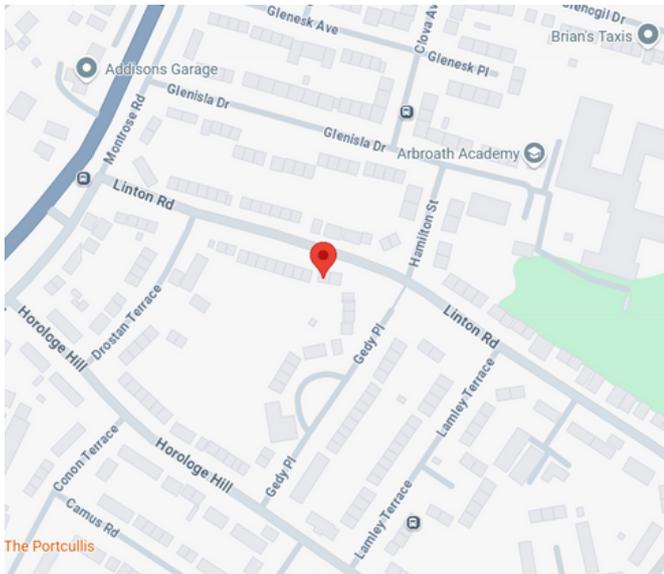


1ST FLOOR  
41.4 sq.m. approx.



TOTAL FLOOR AREA : 82.8 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**tspc**

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