

Connelly Yeoman

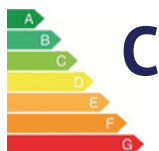


43 CHURCH STREET, EDZELL, BRECHIN, DD9 7TQ

**END TERRACED
EXTENDED VILLA**



- Set within a popular residential area in the picturesque Angus village of Edzell
- A traditional, extended end of terrace villa with generously proportioned rooms
 - Gas Central Heating and Double Glazing
 - Detached garage and enclosed rear garden



OFFERS OVER
£220,000

Property Description

This traditional END TERRACE VILLA is set within the popular Angus village of Edzell five miles north of Brechin and within easy reach to the A90 accessing Aberdeen and Dundee. The property is situated close to local amenities which include Edzell Golf Club and primary schools. On a quiet leafy street, this well presented family home has versatile accommodation on two levels, with a guest bedroom ensuite on the ground floor and a master bedroom ensuite on the upper floor and a further large bedroom, a modern wet room, utility and a sunny conservatory leading into a fully enclosed garden to the rear which has been laid out for ease of maintenance and were sits a detached garage with covered car port. The property benefits from gas central heating and double glazing. Early viewing to avoid disappointment would be highly recommended.

ACCOMMODATION:

ENTRANCE HALLWAY, WET ROOM, SITTING ROOM, DINING/FAMILY ROOM, CONSERVATORY, KITCHEN, UTILITY ROOM, 2 ENSUITE BEDROOMS, DOUBLE BEDROOM

HALLWAY:

Entry is into a welcoming hallway with quarry tiled flooring and a cupboard housing the electric fuse box. From here, through a glass panelled door into an inner hallway, with a staircase leading to the upper floors and an understairs cupboard below, housing the gas meter.

WET ROOM:

Approx. 6'6 x 7'8. The wet room has a wash hand basin incorporating a vanity unit, a WC and an electric shower finishes off with modern wet wall. There is an extractor fan, lighting to the ceiling, bathroom fittings and a radiator.

SITTING ROOM:

Approx. 12'5 x 12'5. Into the sitting room, there is a feature fireplace with a wood burning stove set on a slate hearth with a cast iron surround. A built in alcove has a glass display and there is wood flooring. From here a glass door leads into the dining room.

DINING/FAMILY ROOM:

Approx. 12'5 x 12'8. A lovely multi purpose room with a side facing window. There is a feature inset mantel with fireplace and double glass doors leading into the kitchen.

KITCHEN:

Approx. 11'5 x 11'6. The well appointed kitchen has a base and wall mounted units with a work surface incorporating a stainless steel sink with a mixer tap, a breakfast bar seating area, space for a cooker and for a fridge freezer. There is a velux window and a radiator. From here double doors lead into a large conservatory and a further door leads from the kitchen into a utility room.

UTILITY ROOM:

Approx. 6' x 11'. The utility room overlooks the side of the property and has base and wall units with work surfaces incorporating a sink with a mixer tap and plumb space for an automatic washing machine. The Worcester boiler is house here with a full service history.

CONSERVATORY:

Approx. 12'2 x 11'. This large conservatory has doors leading out into the fully enclosed garden and has a tiled floor, a radiator and leads into a ground floor guest bedroom.



BEDROOM 3:

Approx. 7' x '. This bedroom is on the ground floor of the property and overlooks the rear garden and the conservatory. It has wood effect flooring.

ENSUITE:

Approx. 6' x 4'1. A well appointed ensuite shower room with a WC and wash hand basing. The shower cubicle is tiled and there is a heated towel rail, side facing velux window and an extractor fan.

UPSTAIRS LANDING:

The landing is light and bright with a front facing window, access hatch to the loft space and a large storage cupboard with shelving.

MASTER BEDROOM:

Approx. 12'2 x 14'. With a lovely bay window facing the front of the property, the master suite is light and bright, and has ample space for furnishings, a radiator and from here access to an ensuite WC.

ENSUITE WC:

Approx. 6' x 4'7. With a WC and wash hand basin. A skylight window provides natural ventilation and light and here there is access into the eaves for additional storage.

BEDROOM 2:

Approx. 12' x 8'10. A generous bedroom with ample space for furnishings and which overlooks the garden.

DETACHED GARAGE:

Approx. 12'1 x 22'10. The garage is accessed from the garden. It has an electric door, side facing window, power and light. The driveway to the front of the garage has a covered carport.

EXTERNALLY:

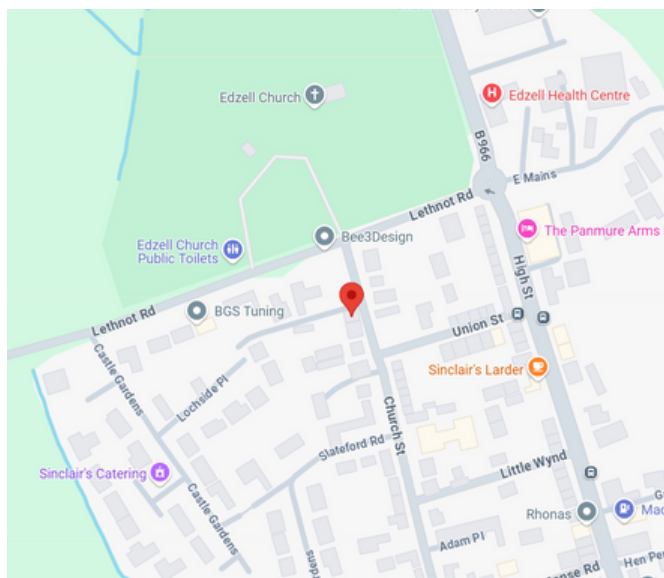
To the rear of the property the garden is fully enclosed and is bordered by established hedging and shrubs and is mostly laid to lawn for ease of maintenance. A gate provides access for bins etc at the side of the property where three sheds are situated.



Property Professionals



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors or omissions in this 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 is given as to their operability or efficiency can be given.
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