

Connelly Yeoman

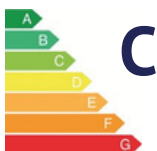


22 CLIFFBURN ROAD, ARBROATH, DD11 5BD

SEMI DETACHED VILLA



- A traditional semi-detached villa set within a very desirable location
 - Flexible and generous accommodation over two levels
 - Gas central heating and double glazing
 - Generous gardens to the front and rear with off street parking



OFFERS OVER
£245,000

Property Description

Nestled within a sought after residential pocket of Arbroath's east end, this charming SEMI DETACHED VILLA at 22 Cliffburn Road offers a rare opportunity to acquire a character-filled home with generous and flexible living space. This well proportioned property benefits from a welcoming entrance hallway, spacious lounge with bay window, formal dining room (or potential fourth bedroom), a bright kitchen to the rear with direct access to the enclosed garden and a ground floor bedroom with a bathroom adjacent. Upstairs, there are two bedrooms and a shower room. Externally the home sits on a sizeable plot with private front and rear gardens. A driveway leads to a private parking space. The rear garden offers privacy and ample space for outdoor relaxation with a summerhouse and rotary airer which will remain with the property.

Cliffburn Road is a quiet, established street situated within walking distance of Arbroath's stunning coastal path, Cliffburn Park and the East Links area. The surrounding neighbourhood is popular with families and retirees alike, thanks to its mix of green space, local schools and community amenities.

Viewing would be highly recommended to fully appreciate the potential and charm of this traditional family home. Please do not hesitate to contact our office to arrange a viewing appointment.

ACCOMMODATION:

ENTRANCE HALLWAY, LOUNGE, DINING ROOM/BEDROOM 4, DINING KITCHEN, BEDROOM 1, FAMILY BATHROOM, BEDROOM 2, BEDROOM 3 AND SHOWER ROOM.

HALLWAY:

Entry is via a door into a vestibule which is carpeted and through a glass panelled door into the inner hallway, also carpeted, with a good sized under stairs storage cupboard which houses a washing machine.

LOUNGE:

Approx. 16'3 x 14'4. A bright lounge with a charming bay window overlooking the garden to the front, with carpeting to the floor and neutral decor.

DINING ROOM OR POTENTIAL 4TH BEDROOM:

Approx. 13'4 x 14'7. This room also has a bay window. It is carpeted with neutral decor.

DINING KITCHEN:

Approx. 11'11 x 8'9. A modern kitchen fitted with a range of base and wall display unit with co-ordinated work surfaces incorporating a stainless steel sink with a mixer tap. Integrated appliances include an electric oven, four burner gas hob with extractor above. There is space for a free standing fridge freezer. One of the cupboards house the gas boiler and a door provides access into the rear garden.

BEDROOM 1:

Approx. 10'11 x 11'11. This good sized double bedroom on the ground level which overlooks the rear garden. It has a free standing double wardrobe with sliding doors which will remain with the property.

BATHROOM:

Approx. 5'10 x 7'11. With a three piece white suite comprising a wash hand basin set within a vanity unit with storage below, WC and bath with an electric shower over. There is a rear facing opaque window, chrome heated towel rail and modern wet wall around the bath and shower area.



UPPER LANDING:

A carpeted staircase leads to a bright upper landing which has a useful storage cupboard.

BEDROOM 2:

Approx. 16'4 x 10'4. A bright and spacious double bedroom with carpeting, neutral décor, spotlights to the ceiling and a rear facing Velux window.

SHOWER ROOM:

Approx. 7'9 x 6'10. Fitted with a two piece white suite and a separate shower enclosure housing a mains power shower. There is wood effect flooring, spotlights to the ceiling and a Velux window

BEDROOM 3:

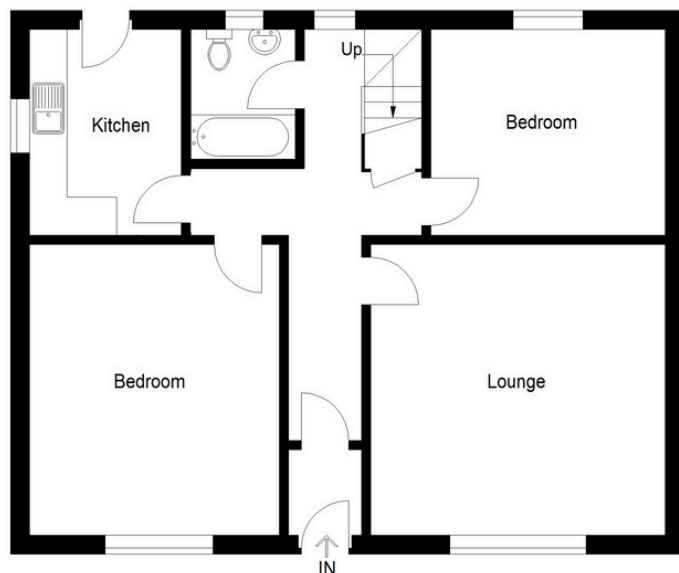
Approx. 12' x 16'5. A good sized double bedroom with one wall complete with built in wardrobes. It has a rear facing Velux window, carpeting to the floor and a ceiling hatch to access the loft space.

OUTSIDE:

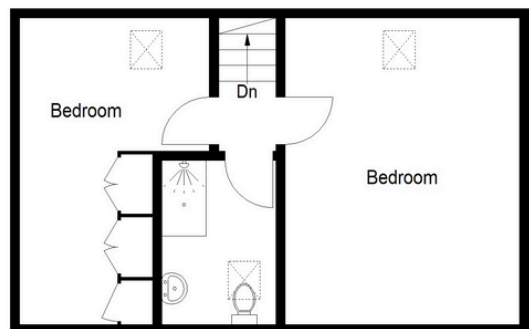
The front of the property has been mainly chipped with a paved pathway leading to the front door, bordered with hedges. A stone chip driveway which is shared with No 21 runs between both properties with each having a designated parking space to the rear. There is a wooden shed which will remain with the property. The rear garden is fenced and laid to lawn with a decked area which has a wooden pergola over, and a wooden summer house which will remain with the property.



Property Professionals

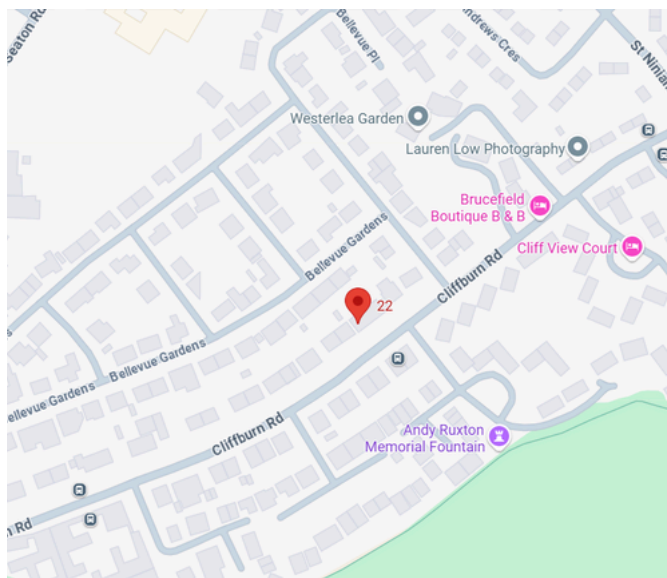


Ground Floor



Attic

Illustration For Identification Purposes Only. Not To Scale (ID:1225626 / Ref:91031)



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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