

Connelly Yeoman

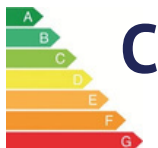


**33 PATRICK ALLAN FRASER STREET,
ARBROATH, DD11 2LX**

SEMI DETACHED VILLA



- Set within a very desirable location close to popular schools and shops
- An immaculately presented family home of generous proportions
 - Gas central heating and double glazing
- Well maintained gardens with outside tap and a garage



OFFERS OVER
£240,000

Property Description

This charming SEMI DETACHED VILLA offers flexible living space, thoughtfully designed to maximise light and space, it includes a breakfasting kitchen, family bathroom, lounge, formal dining room and two double bedrooms at ground level. On the upper floor, there are a further two bedrooms, a study and a shower room. The property further benefits from a garage, driveway, gas central heating and double glazing. Situated in a quiet cul-de-sac in the west end of Arbroath and close to amenities such as local shops, primary school, GP surgery and green spaces nearby. The property combines light, versatile interiors and easy external space with excellent transport access by train, bus or car. Local heritage and arts, linked to it's namesake, enrich the area, creating a well connected, comfortable and culturally engaging living environment. Early viewing is highly recommended to appreciate the full potential of the delightful property.

ACCOMMODATION:

ENTRANCE HALLWAY, LOUNGE, DINING ROOM, KITCHEN, FAMILY BATHROOM, 4 BEDROOMS, STUDY, SHOWER ROOM

HALLWAY:

Entry is via a partially double glazed door into a vestibule which has a quarry tiled floor. There is a cupboard housing the electric fuse box. Entry into the hall from the vestibule is via a glass door, the hallway has an open wooden balustrade staircase, a radiator and an understairs storage cupboard houses the gas central heating boiler.

LOUNGE:

Approx. 12'7 x 17'. A bright and spacious lounge which overlooks the garden and has a feature gas fire set on a hearth with a wooden fire surround, two radiators and ample room for furnishings.

DINING ROOM:

Approx. 9'6 x 10'5. Overlooking the rear garden, the dining room has modern wood effect flooring, ample space for dining furnishings and a radiator.

KITCHEN:

Approx. 9' x 12'1. A well equipped, modern fitted kitchen with integrated appliances which include, a Bosch integrated dishwasher, a double stainless steel oven and a gas hob with extractor above. There is space for a fridge freezer and plumbed space for an automatic washing machine. There is a double glazed door leading out into the rear garden and a large shelved larder cupboard.

FAMILY BATHROOM:

Approx. 6' x 6'7. The bathroom is fully tiled with a vanity unit incorporating the wash hand basin and WC. There is a bath with shower to tap fitment over the bath. A radiator, parador style ceiling and spotlights to the ceiling. A side facing window provides natural ventilation and light.

BEDROOM 1:

Approx. 13'10 x 10'7. Facing toward the front of the property, this good size double bedroom has fitted wardrobes with shelved and hanging rails, a large drawer fitment and an additional cupboard with shelved and hanging rails.



BEDROOM 2:

Approx. 14'5 x 10'5. Facing the front of the property, this bright and spacious double bedroom has ample room for furnishings. Radiator.

TOP FLOOR LANDING:

At the top of the stairs there is a shelved linen cupboard. There is access from the landing to a large loft space with light.

BEDROOM 3:

Approx. 9'4 x 12'4. A rear facing double bedroom with a double shelved and hanging wardrobe and a radiator.

BEDROOM 4:

Approx. 11'10 x 8'7. This double bedroom faces towards the rear of the property and has a radiator.

STUDY:

Approx. 5'1 x 8'2. Facing to the side of the property.

SHOWER ROOM:

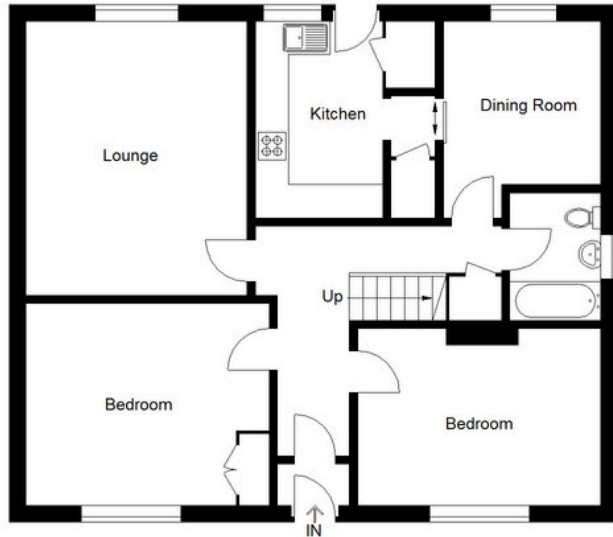
Approx. 6'6 x 8'10. The shower room has a corner cubicle housing an electric shower, a vanity unit incorporates a wash hand basin, there is a WC, and heated towel rail. There is a rear facing window providing natural ventilation and light.

OUTSIDE:

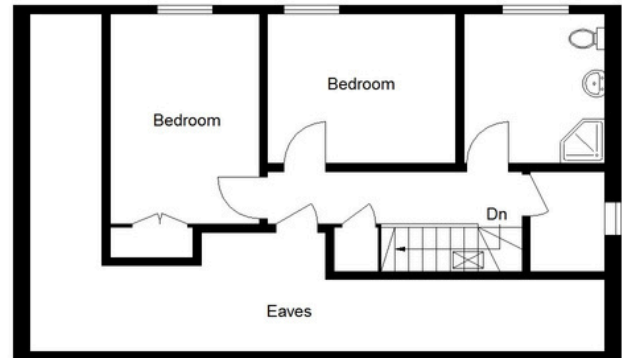
The property sits within an immaculate and extensive garden. To the front of the property there is a driveway leading to a garage with a roller door. The rear garden is fully enclosed with two wooden sheds. The garden is neatly laid out with a large lawn and patio areas, one of which has recently been added and provides a sunny seating area, ideal for outdoor furnishings or BBQ area. Around the garden is a border with chip stones for ease of maintenance and an outside water tap.



Property Professionals

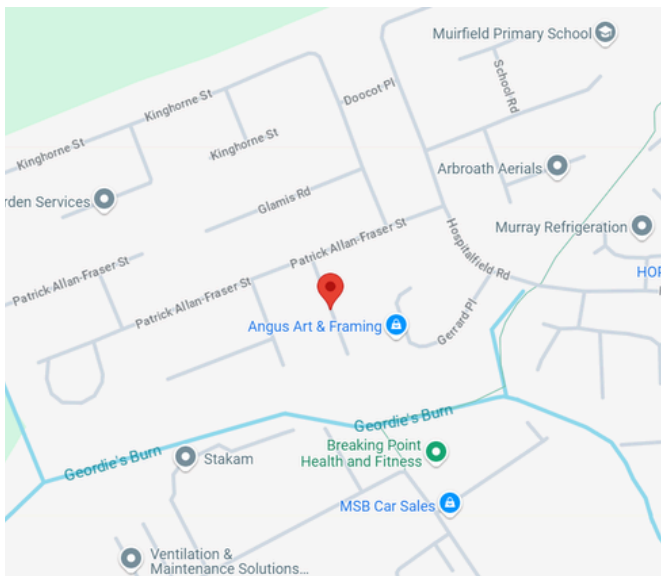


Ground Floor



Upper Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1223134 / Ref:90985)



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