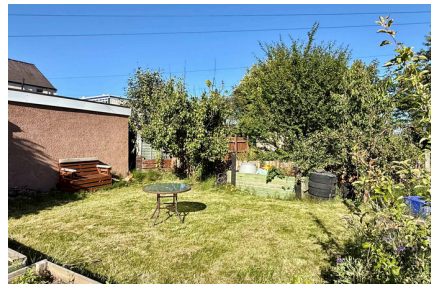
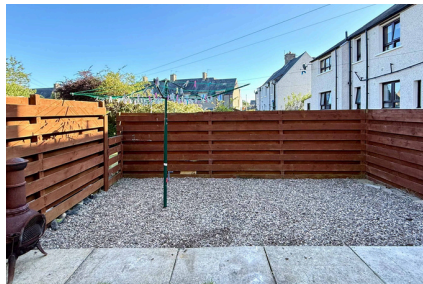


# Connelly Yeoman



**45 GLENISLA DRIVE, ARBROATH, DD11 5JB**

**END TERRACE**



- End Terraced Villa offering spacious family accommodation
- Set within a popular residential area close to the town centre and local amenities
  - Gas Central Heating and Double Glazing
- Easy to maintain garden, off street parking and secret garden



OFFERS OVER  
**£115,000**



# Property Description

This traditional and well presented END TERRACED VILLA is ideally situated within a popular residential area of town, known locally as "The Glens", close to the town centre and most amenities within easy reach. The property provides well proportioned accommodation over two levels and benefits from gas central heating and double glazing. Outside, there is a stone chipped driveway with space for multiple vehicles. Two outbuildings, a gated pathway leading to the rear garden which is mostly laid to lawn and a mutual pathway leading to a private, to the property, plot of land. Early viewing would be highly recommended.

## ACCOMMODATION:

**ENTRANCE HALLWAY, LOUNGE/DINING ROOM, KITCHEN, FAMILY BATHROOM AND TWO BEDROOMS.**

## ENTRANCE HALLWAY:

Entrance to the property is via the front door into a welcoming hallway with wood effect flooring, coat hooks and electrics housed up high. A carpeted staircase leads to the upper floor.

## LOUNGE/DINING:

Approx. 12'10 X 20'1 (into the dining area). There is wood effect floor and light flooding the room from a front facing window. The dining area has a rear facing window and a shelved storage cupboard. A door leads into the kitchen.

## KITCHEN:

Approx. 9'10 x 8'1. The kitchen is fitted with a range of base and wall units with a coordinated work surface incorporating a stainless steel sink with mixer taps. There is a rear facing window, a free stand gas cooker which will remain in the property, laminate floor and space for other kitchen appliances. A door leads out to the rear garden.





**UPPER LANDING:**

Here there is a side facing window and a hatch leading to the attic.

**BEDROOM 1:**

Approx. 10'7 x 10'6. A carpeted bedroom overlooking the rear of the property.

**BEDROOM 2:**

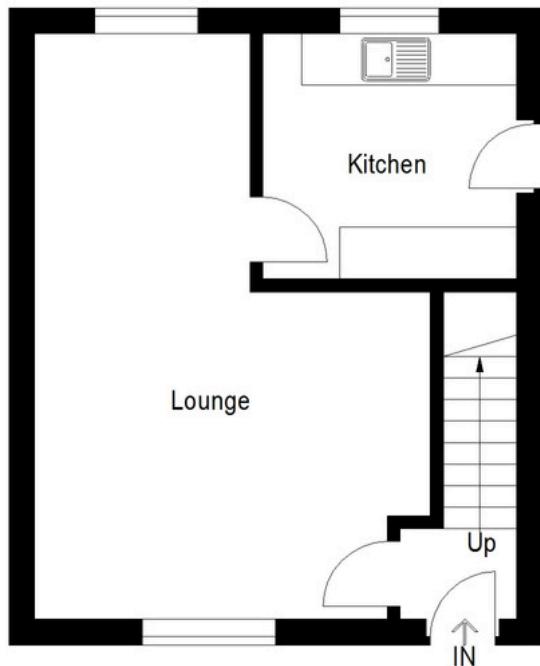
Approx. 13'10 x 11'5. This good sized double bedroom faces towards the front of the property. It is carpeted and has a cupboard housing the boiler.

**GARDEN:**

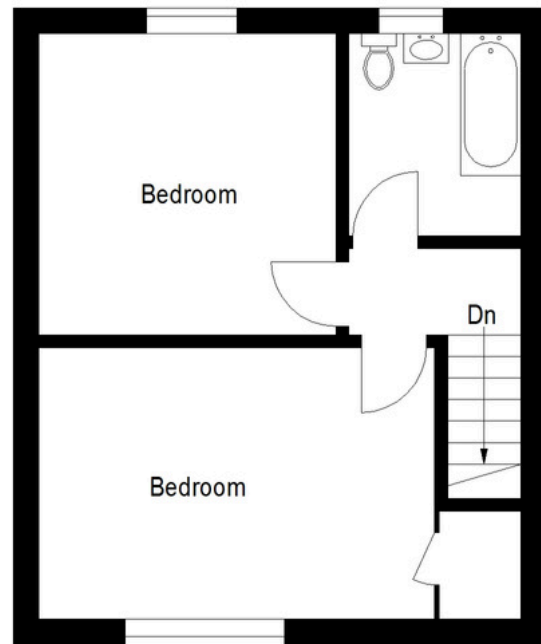
To the front of the property, a chipped driveway provides off street parking for vehicles and is mostly laid to lawn. A pathway lead to a fully enclosed rear garden with a rotary airer and two outhouses. A gate to the rear of the garden leads to a mutual pathway which in turn leads to a private area of garden owned by the property at 45 Glenisla Drive.



# Property Professionals

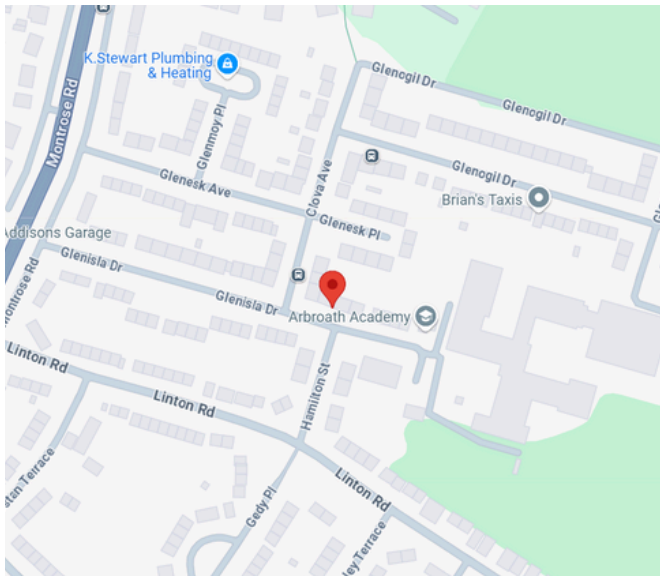


**Ground Floor**



**First Floor**

Illustration For Identification Purposes Only. Not To Scale (ID1221084 / Ref:90940)



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.

**Connelly  
Yeoman**

**tspc**

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