



**24 ANDOWNIE ROAD  
ARBROATH DD11 4HL**

**END TERRACED  
VILLA**



- Deceptively spacious End of Terrace Villa and detached Garage
- Ideally located in a popular residential area close to the town centre and amenities
  - Gas Fired Central Heating and Double Glazing, Family-sized accommodation
  - Established and easily maintained Gardens to the front and rear of the property



OFFERS OVER  
**£145,000**



# Property Description

This deceptively spacious END TERRACED VILLA is ideally situated within a very popular residential area of the town, within easy reach of the town centre and most amenities are close-by. The property offers well proportioned, family-sized accommodation over two levels and enjoys the benefit of Gas fired central heating and double glazing. Externally, the enclosed front garden is laid out for low maintenance, with patio area and borders of stone-chips with an established tree. The large, fully enclosed rear garden is laid out mainly to lawn with an established tree and shrubs, all enjoying a sunny aspect. Of particular benefit to the property is a detached Garage located at the rear of the property. Viewing recommended to avoid disappointment.

**ACCOMMODATION COMPRISING:** ENTRANCE HALLWAY, SHOWER/WET ROOM, LOUNGE & DINING AREA, BREAKFASTING KITCHEN; UPPER FLOOR:- 3 DOUBLE BEDROOMS, FAMILY BATHROOM.

**ENTRANCE HALLWAY:** Enter into the property via a glass panel door with matching glass side panel into the Hallway and from the hallway the staircase leads to the upper floor accommodation. Large, understair storage area. CH Radiator. Access into the downstairs Shower/Wet Room. From the hallway a glass panel door leads off into the Lounge. A further door from the hallway leads into the Kitchen.

**SHOWER/WET ROOM:** Approx. 6'8 x 8'. Comprising WC., and wash-hand basin, walk-in shower enclosure housing a power shower. The shower area and WC areas have wall tiling. Front-facing window for ventilation. Extractor fan. CH Radiator.

**LOUNGE & DINING AREA:** Approx. 11'4 x 24'8. A bright and spacious Lounge, with ample space for dining table and chairs, and with dual aspect windows, front and rear-facing windows. Feature built-in Fyfe-stone fireplace with wooden display plinths. Two CH Radiators. From the dining area at the rear of this room, a door leads off into the Kitchen.

**BREAKFASTING KITCHEN:** Approx. 12'5 x 10'2. The Kitchen is fitted with base and wall mounted units, worktop surfaces and a stainless steel sink with a mixer tap. Electric Oven, Gas Hob with extractor above. Integrated Fridge. Plumbing and space for an automatic washing machine. Breakfast bar area and seating area. CH Radiator. Built-in storage cupboard. External door out into the enclosed rear garden.





**UPPER FLOOR:** Staircase leading to the upper floor landing area, with access into the Bedrooms and Bathroom. Built-in cupboard housing the gas central heating boiler. Further walk-in storage cupboard, with light. Access hatch into the loft space.

**BEDROOM 1:** Approx. 11'5 x 10'2. Spacious double Bedroom, with a rear-facing window and ample space for bedroom furnishings. CH Radiator.

**BEDROOM 2:** Approx. 10' x 13'. Another spacious double Bedroom, with a rear-facing window and ample space for bedroom furnishings. CH Radiator.

**BEDROOM 3:** Approx. 9'10 x 11'3. Spacious double Bedroom, with a front-facing window and ample space. CH Radiator.

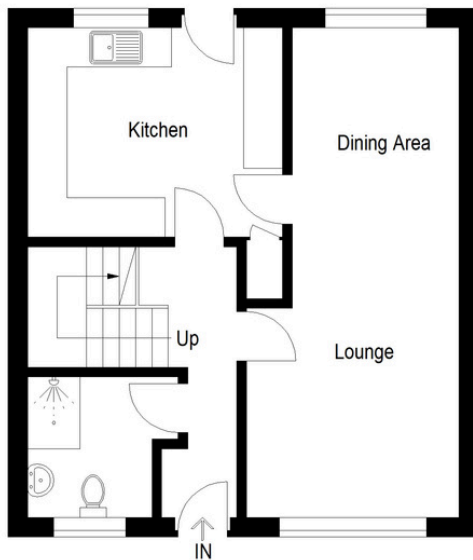
**FAMILY BATHROOM:** Approx. 8'3 x 8'. Comprising a three piece coloured bathroom suite with an over the bath shower. Wall tiling at the bath, wash-hand basin and toilet area. Front-facing opaque glazed window allows for natural light and ventilation. CH Radiator.

**GARDENS:** The front garden is enclosed, bounded by walls, and laid out to patio area, borders of stone-chips with an established tree. The large, fully enclosed rear garden is laid out mainly to lawn with established tree and shrubs, all enjoying a sunny aspect. Detached Garage with up and over door.

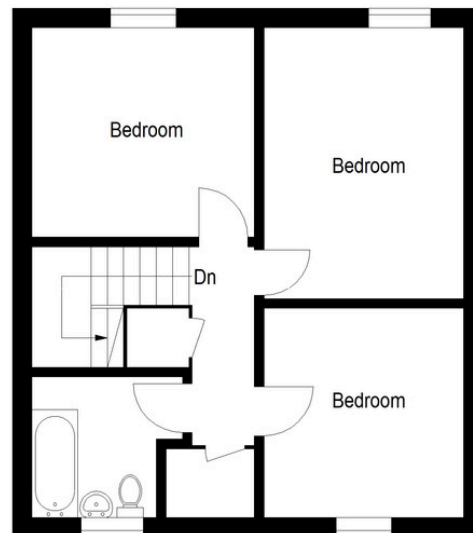


# Property Professionals

Approximate Gross Internal Area = 99.3 sq m / 1069 sq ft

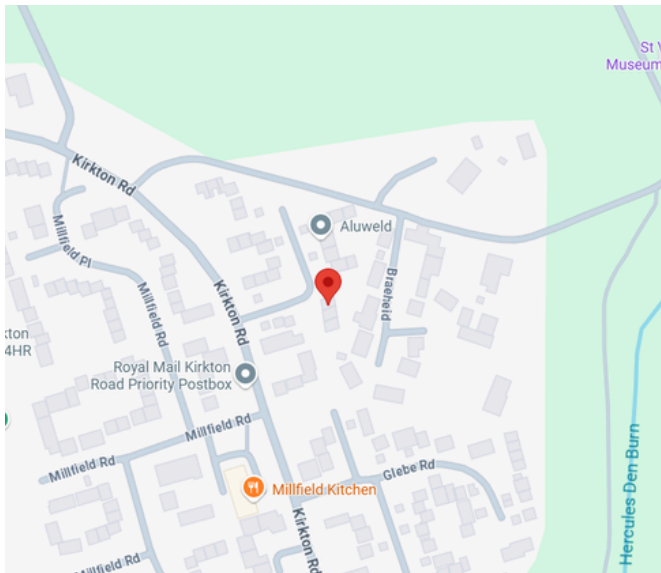


Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1228028 / Ref:91098)



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**

Connect with us



ARBROATH OFFICE: 78 HIGH STREET, DD11 1HL, DX530458, FAX: 01241 434100

CARNOUSTIE OFFICE: 31 HIGH STREET, DD7 6AG, FAX: 01241 859347

MONIFIETH OFFICE: UNIT 13, MONIFIETH SHOPPING CENTRE, 1 REFORM STREET, MONIFIETH, DD5 4BA