

Connelly Yeoman

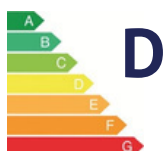


**10 HOSPITALFIELD GARDENS,
ARBROATH, DD11 2LW**

LINKED VILLA



- Located within a small cul-de-sac of similar properties in the popular Hospitalfield area of town
 - An attractive and well presented family home offering excellent family accommodation
 - Gas Fired Central Heating and Double Glazing, ample storage
 - Lock-block Driveway, Garage and secure, secluded rear garden all neatly laid out



OFFERS OVER
£185,000

Property Description

This attractive and well presented LINKED VILLA is ideally located in a small cul-de-sac of similar styled properties within the popular residential estate of Hospitalfield, situated on the western edge of the town yet convenient for most amenities and services, including well regarded Primary and Secondary schools, and within easy reach of the Westway Retail Park which offers an array of shops, supermarket and food outlets. This particular property offers well proportioned accommodation over two levels and benefits from Gas Fired Central Heating and Double Glazing. Externally, to the front of the property is a lock-block driveway which affords off-street car parking for two cars. There is a secure, enclosed rear garden, enjoying a sunny aspect, and neatly laid out in astro-turf for easy maintenance. The Garage has an electric garage door, ample space for storage, and with power points and light. Overall, this property would suit a variety of buyers, perhaps a young family, and early viewing is recommended to avoid disappointment.

ACCOMMODATION:

ENTRANCE HALLWAY, WC/TOILET, LOUNGE, DINING ROOM, KITCHEN, CONSERVATORY; UPPER FLOOR:- 3 BEDROOMS, FAMILY BATHROOM.

HALLWAY:

Enter via the main front entrance door into the hallway, where you have wood-effect flooring, a CH Radiator, staircase leading to the upper floor accommodation and a conveniently located WC/Toilet. From the hallway there is access into the Lounge.

WC/TOILET:

Comprising a WC., and wash-hand basin, wall tiling and a front-facing opaque glazed window. CH Radiator.

LOUNGE:

Approx. 14'3 (at widest point) x 17'3. A spacious lounge with a front-facing window, ample space for furniture settings, wood-effect flooring and a CH Radiator. There is also a large, built-in under-stair storage cupboard. Leading through from the lounge into the Dining Room.

DINING ROOM:

Approx. 8'8 x 12'5. A good-sized dining room which flows through into the Kitchen area. CH Radiator. Access into the rear-facing Conservatory.

KITCHEN:

Approx. 9'2 x 12'2. The kitchen is fitted with modern base and wall mounted units, worktop surfaces incorporating a stainless steel sink and a shower mixer tap fitment. Built-in stainless steel Electric Oven, Gas Hob with a glass and stainless steel extractor hood above. Space for a fridge/freezer. Plumbing and space for an automatic washing machine. Parador style lined ceiling with light fitment. CH Radiator. A side access door leads out into the garden and Garage beyond.

CONSERVATORY:

Approx. 10'4 x 13'7. A lovely addition to the property, and overlooking the rear garden area. Feature Patio doors lead out to the secluded patio area, ideal for a hot tub and seating area.



UPPER FLOOR LANDING:

Staircase leading to the upper floor with a wooden balustrade. Upper landing area with access to the Bedrooms and Bathroom. Built-in airing cupboard housing the hot water tank. Access via a loft ladder into the attic space which is partially floored for storage purposes.

BEDROOM 1:

Approx. 10'2 x 13'8. This main bedroom has a front-facing window, a built-in double wardrobe (hanging space and shelving) with sliding mirror doors. CH Radiator.

BEDROOM 2:

Approx. 10' x 12'3. A good-sized second bedroom, with a rear-facing window, and a built-in double wardrobe (hanging space and shelving) with sliding mirror doors. CH Radiator.

BEDROOM 3:

Approx. 7'6 x 10'8. A good-sized single bedroom, with a front-facing window. This room could be used as a home office/study/nursery. There is a built-in storage cupboard (hanging rail). CH Radiator.

FAMILY BATHROOM:

Approx. 7'5 x 7'7. Comprising a three piece suite, WC., wash-hand basin and a bath with an Electric shower over. Parador style ceiling with inset spotlights. Heated towel rail. Bathroom fittings included. A rear-facing opaque glass window allows ample natural light and ventilation.

GARDENS & GARAGE:

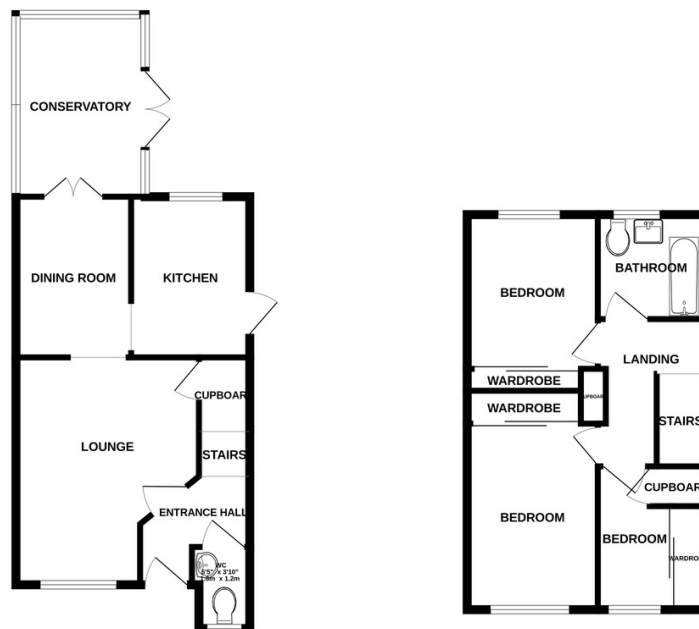
To the front of the property is a lock-block driveway which affords off-street car parking for two cars. There is a secure, enclosed rear garden laid out in astro-turf for easy maintenance. Access into the Garage.

GARAGE: with an electric garage door, ample space for storage, and with power points and light.



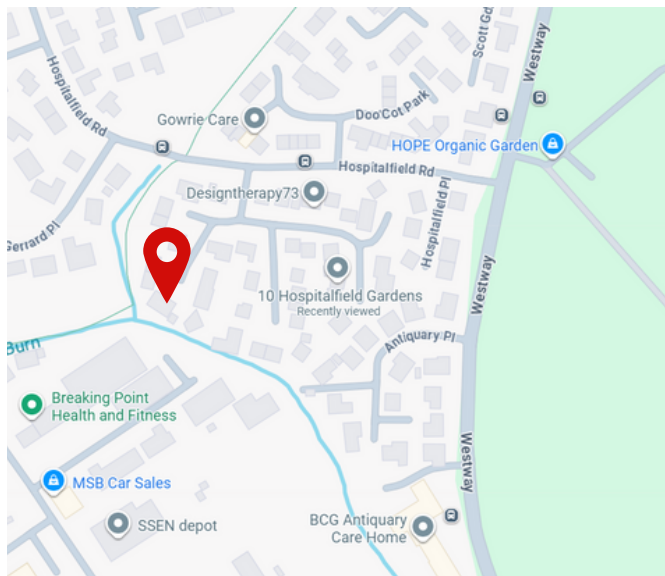
Property Professionals

GROUND FLOOR
912 sq.ft. (84.8 sq.m.) approx.



TOTAL FLOOR AREA: 912 sq.ft. (84.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-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 as to their operability or efficiency can be given. Made with Metropix iC2025



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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Yeoman

tspc

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