

# Connelly Yeoman



**2 SCHOOL ROAD, ABERLEMNO,  
FORFAR, DD8 3TE**

**SEMI DETACHED VILLA**



- Spacious semi detached villa
- A lovely rural location with views over the countryside, close to the local Primary School
  - LPG Heating and Double Glazing
- Mature gardens with large driveway, sunny seating areas, wooden shed and brick out-house
  - Easy 10 Minute Commute to Forfar & Brechin



**FIXED PRICE**

**£185,000**

# Property Description

This most impressive, bright and airy SEMI DETACHED VILLA is ideally situated for those seeking a rural lifestyle. The local primary school is within walking distance and secondary schooling can be found in neighbouring towns of Brechin and Forfar. The accommodation is generously proportioned and enjoys the benefit of LPG central heating, double glazing and ample storage and comprises of a spacious lounge, sunny conservatory, dining kitchen, three double bedrooms and a bathroom. Outside there is a large driveway to the front with parking for several cars. To the side and rear are mature gardens with a secluded sunny seating area, wooden shed, brick-built outhouse and a drying area, all of which offers lovely views over the surrounding countryside.

**ACCOMMODATION: LOUNGE, CONSERVATORY, DINING KITCHEN, 3 DOUBLE BEDROOMS, AND FAMILY BATHROOM.**

## **ENTRANCE HALLWAY:**

Through a lovely ornate glass panel double glazed door into a vestibule with a large cloaks area, understairs storage cupboard and a door giving access into the hallway. A wooden balustrade staircase leads to the upper level.

## **LOUNGE:**

Approx. 14'6 x 13'7. A bright spacious lounge with a delightful outlook over the front garden and countryside beyond. A feature fireplace incorporating a living flame fire with ornate tiled inlay, wooden surround set on a tiled hearth. Ample room for furnishings and a shelved alcove with under storage, CH radiator.

## **KITCHEN/DINING:**

Approx. 14'6 x 10'2. This room has ample space for a dining table and chairs, a rear window giving lots of natural light and a door leading into the garden. Fitted with base and wall units with work surfaces incorporating stainless steel sink and mixer tap. A stainless steel electric oven, gas hob with stainless steel extractor hood, an integrated fridge freezer and plumbed space for an automatic washing machine. A cupboard houses the gas central heating boiler with storage area. Finished with a vertical radiator and tiled floor.

## **CONSERVATORY:**

Approx. 9'5 x 12'3. a lovely sunny conservatory overlooking the garden and has an electric radiator and a side door providing access to the garden. With lovely surrounding views over the countryside.



**UPPER LANDING:**

With window giving a lovely open view over the surrounding countryside, a large shelved linen cupboard and access hatch leading into the loft.

**BEDROOM 1:**

Approx. 14'9 x 10'8 A spacious double bedroom with front facing window overlooking the front of the property and to the countryside and beyond. CH radiator

**BEDROOM 2:**

Approx. 9' x 13'. Another lovely double room overlooking the rear of the property again with lovely views towards the primary school and countryside beyond. With ample storage and a CH radiator.

**BEDROOM 3:**

Approx. 12'8 x 9'8. Side facing with lovely views with a shelved and hanging wardrobe. CH radiator.

**BATHROOM:**

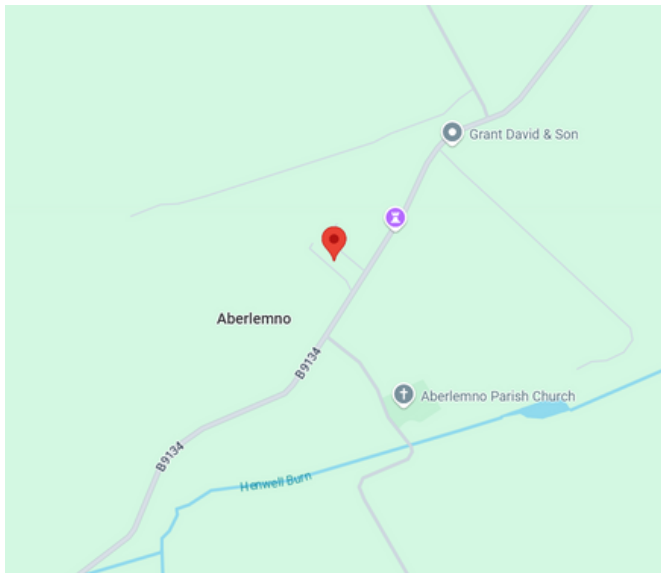
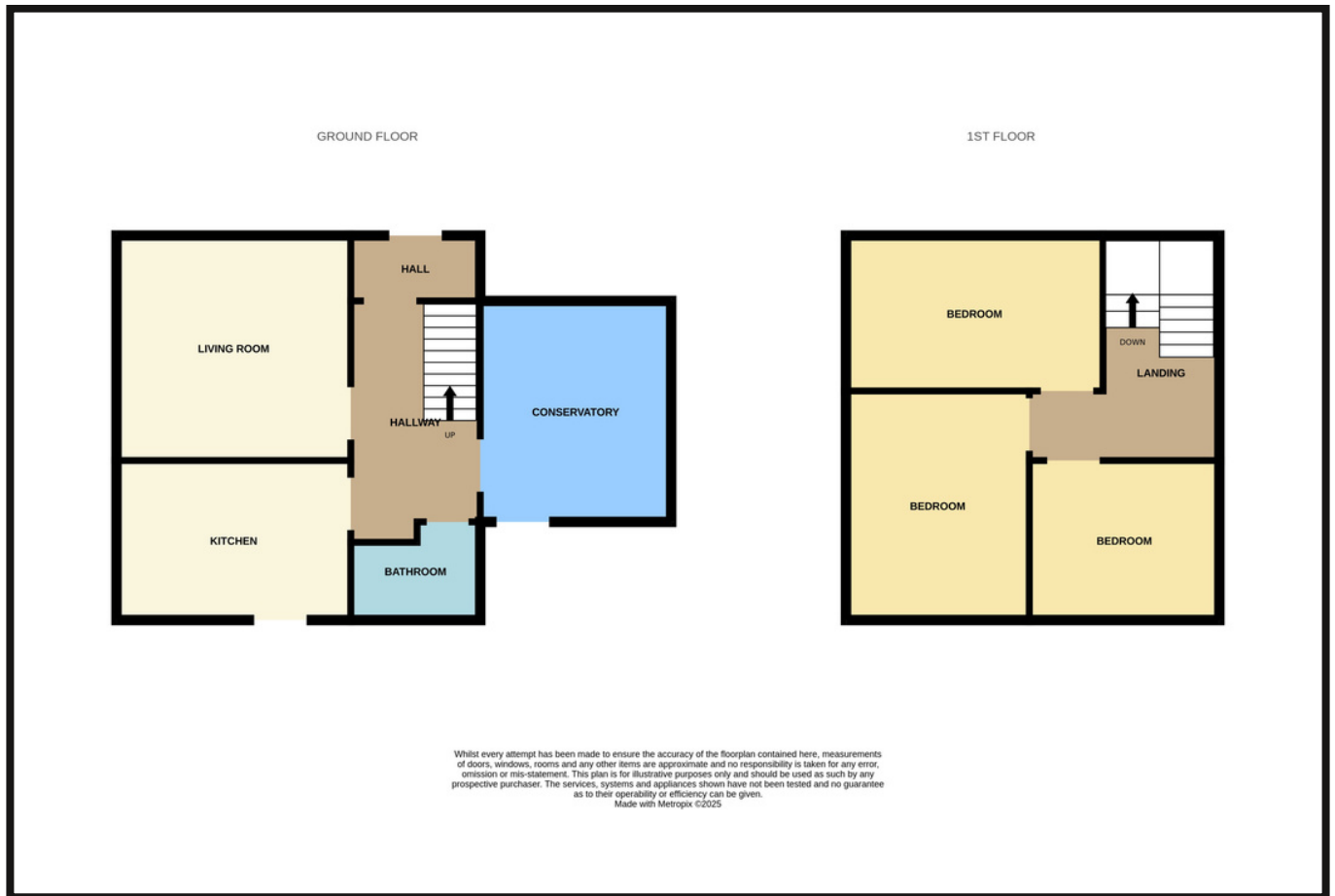
Approx. 6'6 x 7'9. A three piece white suite with over the bath electric shower, finished off to the bath and shower with tiling and wood panelling and tiling to the wash hand basin and WC. Extractor fan and side facing window and a CH radiator.

**GARDEN:**

The front garden has mature shrubs and hedges as well as a large driveway with parking for several cars. Garden to the rear has a large lawn and is bordered by a fence with established hedging and shrubs and has various sunny seating entertaining/seating areas, a drying area, brick built shed and wooden shed.



# Property Professionals



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