

Connelly Yeoman



**22 TARRY DYKES
ARBROATH DD11 4BJ**

**SEMI DETACHED
VILLA**



- Located in a popular and sought after residential area yet close to amenities
- A deceptively spacious and well presented property with accommodation over two floors
- Gas Fired Central Heating, Quality Double glazing, modern fresh neutral decor, ample storage
- Easily maintained garden areas to the front and rear, Outhouse, Large Timber Summerhouse/Shed



OFFERS OVER
£160,000

Property Description

This attractive and very well presented SEMI DETACHED VILLA is ideally located in a popular and sought after residential area of similar styled properties, on the eastern edge of the town of Arbroath yet within easy reach of central amenities and services, including local shops, a great selection of national supermarkets, Angus College campus, and of course the splendid marina, harbour and seascape areas of Arbroath. The property offers deceptively spacious accommodation over two floors and benefits from Gas fired central heating (new radiators to the upper floor accommodation), quality fitted double glazing and has ample storage. Internally, the property boasts modern, neutral decor throughout with modern fittings and finishings. Externally, the front garden is laid out for ease of maintenance, laid to stone-chips with shrubs and bushes. The enclosed rear garden is again attractively laid out, with a decking area, lawn and flower/shrub borders. A stone-built Outhouse and a large, timber Summerhouse/Shed offers further storage, great for bicycle storage, etc. Another side gate leads out to the front of the property. Overall, this property is a fine example of a modern, well appointed family home and early viewing is recommended to avoid disappointment.

ACCOMMODATION COMPRISING: ENTRANCE VESTIBULE, HALLWAY, REAR HALLWAY & WC/TOILET, LARGE DINING KITCHEN, LOUNGE; UPPER FLOOR:- SHOWER ROOM, 3 BEDROOMS (free standing wardrobes to be included in the sale). STONE-BUILT OUTHOUSE. LARGE SUMMERHOUSE.

ENTRANCE VESTIBULE: Approx. 8'5 x 2'10. Enter into the property via a Double glazed entrance door with a large glazed side panel into the Vestibule, which was wood panelled walls and laminate flooring. Step up into the downstairs Hallway.

HALLWAY: There is laminate flooring in the Hallway, an understair storage cupboard and the staircase to the upper floor accommodation, with a turn on the stair, where there is a large window which allows ample natural light onto the stairwell area. Access through into the Rear Hallway and WC/Toilet.

REAR HALLWAY: Entering into this spacious area, where there is a large, built-in storage cupboard which houses the Gas central heating boiler and a double glazed door out to the rear garden. Incorporated into this area is a downstairs WC/Toilet.

WC/TOILET: Approx. 5'5 x 2'11. Comprising a two piece white bathroom suite and partial wall tiling.

From the rear Hallway there is access outside into a large, stone-built Outhouse offering further storage.

LARGE DINING KITCHEN: Approx. 23'5 x 10'11. A spacious and well appointed Dining Kitchen, with ample space for dining table and chairs. The Kitchen area is fitted with a range of Oak wood veneer base and wall mounted units, complimentary black coloured worktop surfaces and black brick-effect splashback finish. The large, black coloured Range-style Cooker will be included in the sale, a super addition to the kitchen, with an Electric Hob with 5 rings, hot plate to the side and 3 ovens/grill. Large Rangemaster overhead extractor hood. Plumbing and space for automatic washing machine. Large, built-in corner cupboard housing the hot water tank. A large, rear-facing window allows ample natural light and there are also large French doors leading out onto the decking area at the rear. Tiled-effect flooring. CH Radiator. A further set of internal pine French doors and glazed panels lead back through into the Lounge.

LOUNGE: Approx. 13'7 x 12'4. A spacious Lounge, with a front-facing window, neutral decor, ceiling coving and a focal point fireplace with a Gas Fire and timber/wood surround. CH Radiator.



UPPER FLOOR: Staircase leading to the upper floor landing, where there is a large, walk-in storage cupboard. Replacement pine internal doors. Access to the Shower Room and 3 Bedrooms. Ceiling hatch access into the partially floored attic space, which is insulated.

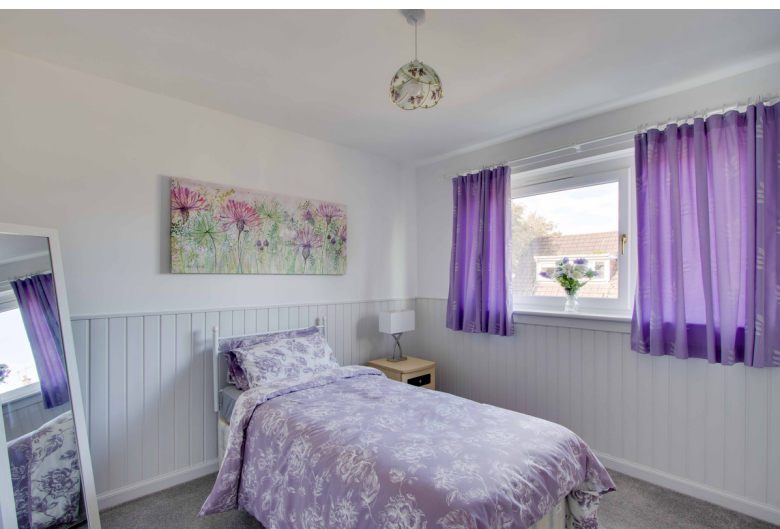
SHOWER ROOM: Approx. 10'7 x 5'4. A spacious Shower Room, with a large, rear-facing opaque glass window. There is a large wash-hand basin with floating shelving underneath and finished with a black wood grain effect finish. Matching wall mounted storage cabinet and the black wood grain finish is continued around the cistern of the WC. Partial wall tiling to dado height. Large chrome wall mounted towel rail. Large, walk-in shower enclosure which has black wet wall panel finish, chrome shower fittings and a glazed panel. Ceiling spotlights.

BEDROOM 1: Approx. 14'3 x 9'8. A lovely, bright and spacious main Bedroom, with a large, front-facing window and the room has ample space for bedroom furnishings. Ceiling coving, neutral decor and a CH Radiator.

BEDROOM 2: Approx. 10'6 x 10'3. Another bright and spacious Bedroom, with a front-facing window, fresh, neutral decor and feature wood panelling to dado height. Large, walk-in wardrobe with shelving and hanging rail, offering excellent storage. CH Radiator.

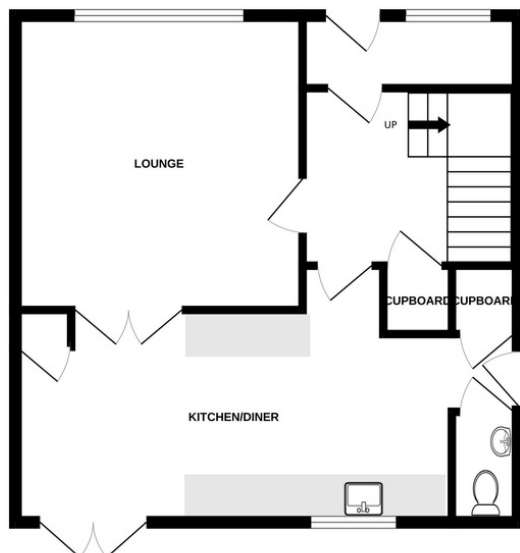
BEDROOM 3: Approx. 12 x 9'. An excellent sized third Bedroom with a large, rear-facing window offering an open aspect/view. Ceiling coving, fresh, neutral decor and feature wood panelling to dado height. CH Radiator.

GARDENS: Entering the front of the property there is a front gate, paved pathway leading to the front door and the garden is laid out for ease of maintenance with coloured stone chips and areas of shrubs, plants and flowers. The enclosed rear garden is again all neatly laid out, with a decking area and lawn with borders of shrubs and bushes. Stone-built Outhouse and a large Timber Summerhouse/Shed offers excellent storage for bicycles, etc. There is a further side gate leading to the front garden. Rear access gate.

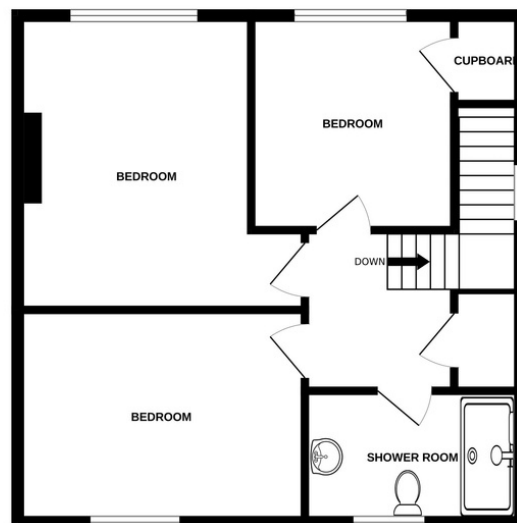


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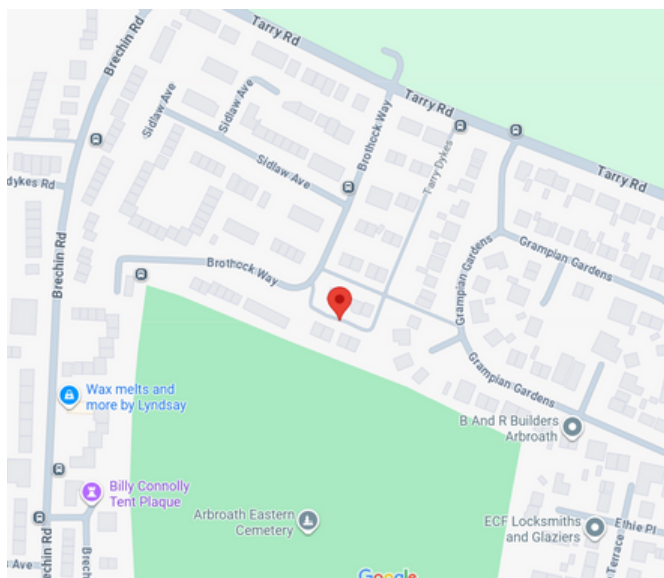
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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.
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**Connelly
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