

Connelly Yeoman

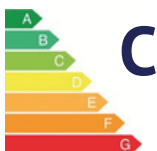


7 FERGUS SQUARE, ARBROATH, DD11 3DG

SEMI DETACHED VILLA



- Set within a popular central location close to schools and shops
 - An immaculately presented modern family home
 - Driveway with converted garage
- A secluded enclosed rear garden with entertainment area



OFFERS OVER
£185,000

Property Description

This well presented SEMI DETACHED VILLA is located in a popular central area of the town, within easy reach of amenities and services, including local shops and a great selection of national supermarkets. Schools at primary and secondary levels and Angus College Campus are all within walking distance as is Keptie Pond and of course the splendid marina area and working harbour. Benefiting from Gas central heating and double glazing the property offers deceptively spacious accommodation over two floors and consists of a large lounge/dining room with patio doors out into the garden, a WC, kitchen, 3 bedrooms one with ensuite and a family bathroom. Decorated in modern neutral tones a great deal of thought has went into this lovely family home. Externally, a front lawned garden, driveway and garage, a pathway leads to the secluded rear garden which includes a decked area and garden and side access into the converted garage. There is storage to the front of the garage and a working kitchen to the rear which could be adapted to offer useful utility space.

ACCOMMODATION COMPRISING: LOUNGE WITH DINING AREA, KITCHEN, WC, 3 BEDROOMS ONE WITH ENSUITE, FAMILY BATHROOM, GARAGE CONVERSION

HALLWAY:

Through a double glazed entrance door into the hallway where there is a large cupboard with hanging space.

WC:

Approx 5'2 x 2'10. With a 2-piece white suite and large window. tiled effect flooring.

LOUNGE/DINING AREA:

Approx. 25'9 x 17'8. Open plan through to a dining area with ample space for furnishings. Decorated in lovely modern tones with dado rail, cornice ceiling and feature wall in the dining space. French doors lead from the dining area lead into the rear garden. A large wall mounted TV could be purchased under separate negotiation.

UPPER HALLWAY:

Large linen cupboard with ample storage.

KITCHEN:

Approx. 9'9 x 9'. A well equipped modern kitchen with wall and base units in a warm oak colour with black work surface, electric hob and Smeg extractor hood with oven below, plumbed for a washing machine, tiled brick effect tiling, large window overlooking the rear garden. A large walk in larder with shelving and bar area.

MASTER BEDROOM:

Approx. 14'3 x 11'1. A large window overlooks the rear of the property, neutral decor, built in wardrobes with mirror sliding doors and a door leading into the ensuite. A large wall mounted TV could be purchased by separate negotiation.

EN SUITE:

Approx. 6'5 x 5'1. With a 2-piece white suite and quadrant shower., a window offering light and ventilation.



BEDROOM 2:

Approx. 8'10 x 8'3. Overlooking the front of the property the window has a feature windowsill and neutral decor. Great storage in triple built in wardrobes with sliding doors.

BEDROOM 3/OFFICE/NURSERY:

Approx. 8'4 x 7'7. A versatile room currently being used as an office. With large window, neutral decor and generous storage in the form of built in wardrobes with mirror sliding doors.

FAMILY BATHROOM:

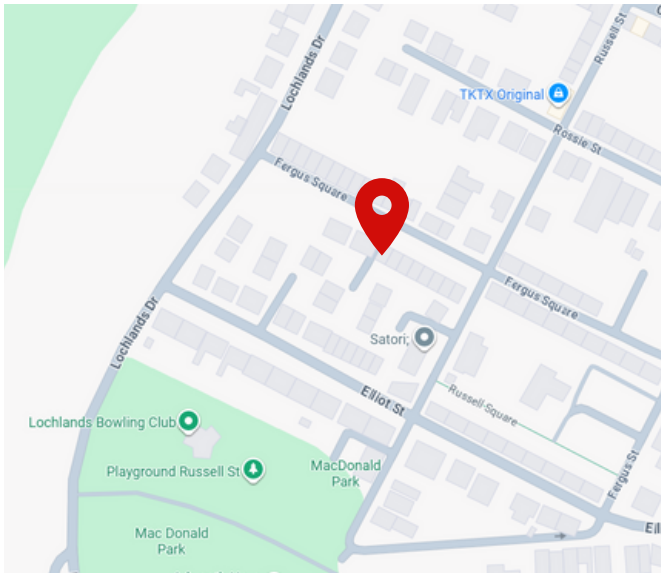
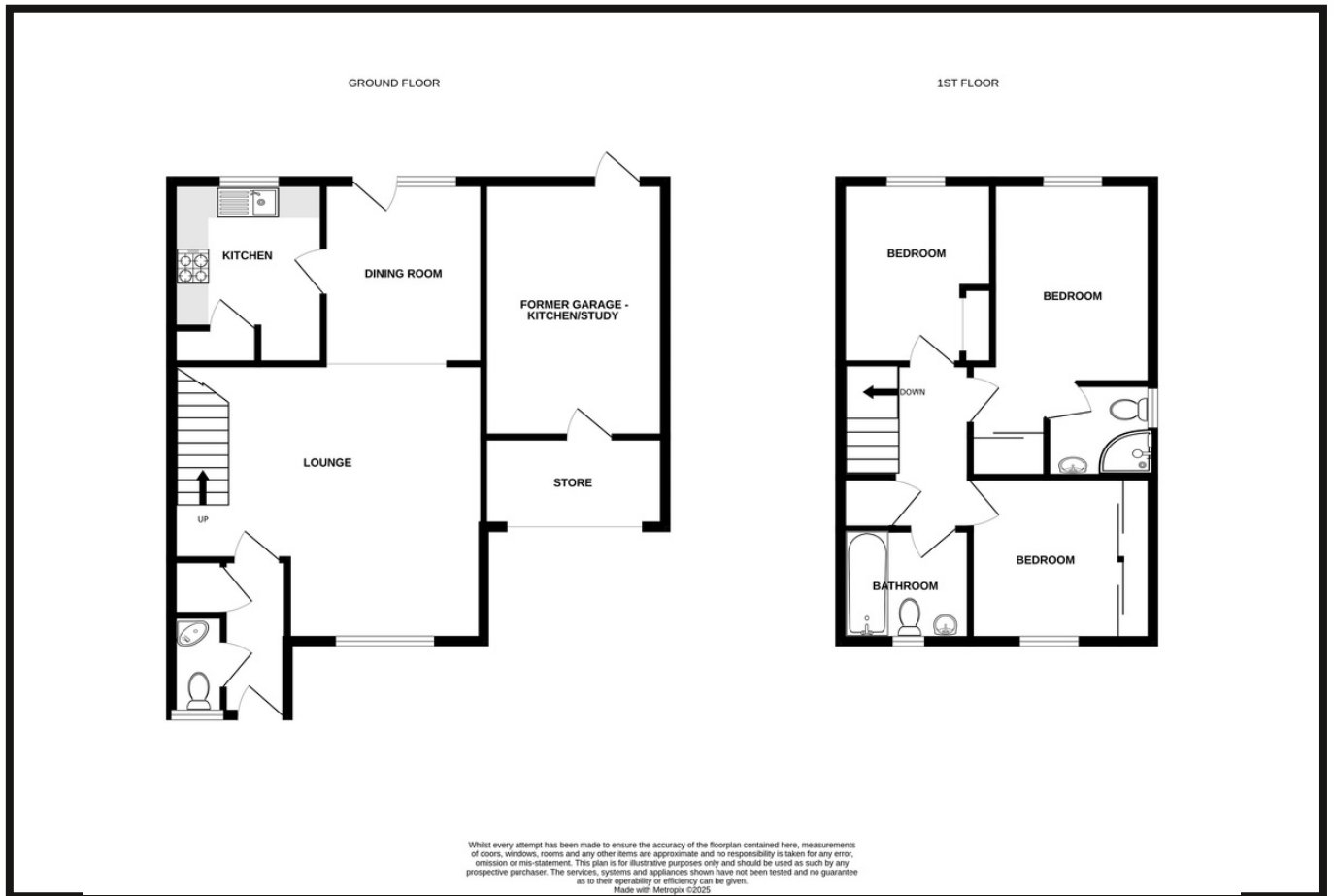
Approx. 6'8 x 5'4. A lovely room with a modern 3-piece white suite with vanity unit and display shelf, finished in marble effect Wet Wall. An over the bath shower has chrome fittings, a rainfall shower head, traditional showerhead and is finished in slate grey concrete Wet Wall. Flooring is grey wood effect and a large window giving natural light and ventilation.

GARDENS/CONVERTED GARAGE:

This property has the advantage of a driveway with off street parking and a garage. The garage has been converted to two areas, the main garage door gives access to a storage area measuring Approx. 8'11 x 5'3. The remainder of the garage has been converted into a working kitchen, with sink, wash hand basin, units, oven, stainless steel work surface with brick effect splashback, wood effect flooring, heating and measures Approx. 11'9 x 7'10. This adaptable space could be converted to a utility room. There is a lawned area to the front of the property, a path leads to the secluded private rear garden which has a lovely decked area with glass balustrade a lawned area with trees and side access into the garage.



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

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