

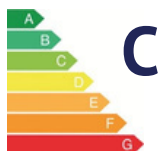


**71 BENEDICT ROAD
ARBROATH DD11 5EY**

**END TERRACED VILLA
+ 2 SINGLE GARAGES
AVAILABLE**



- Ideally situated within a popular residential area close to schools and shops
- A well presented 3 Bedroom End Terrace Villa with enclosed gardens front and rear
 - Gas Fired Central Heating and Double Glazing, ample storage
- Two Single Garages (located closeby off Benedict Road) be for sale by separate negotiation



**OFFERS OVER
£110,000**

Property Description

This well presented 3 Bedroom END TERRACED VILLA is located in a very popular residential area of the town, within easy reach of most central amenities and services, including local shops, local primary and secondary schools are close-by, a great selection of national supermarkets, local cafes, bakeries, public houses, Angus College campus, Keptie Pond and of course the splendid marina, harbour and seascape areas of Arbroath. The property offers deceptively spacious accommodation over two levels and benefits from Gas fired central heating and Double glazing.

Externally, there are established, enclosed gardens to the front and rear of the property. Also, of particular note, there are two **lock-up / concrete Garages** located just a short distance from the property (along a lane/track located off Benedict Road) which are owned by the owner of 71 Benedict road and which are for sale by separate negotiation.

Overall, the property represents an ideal 3 bedroom, family-sized property offering spacious and adaptable rooms and viewing is recommended.

ACCOMMODATION COMPRISING: ENTRANCE VESTIBULE & HALLWAY, LOUNGE, DINING ROOM WITH OPEN ARCHWAY THROUGH INTO THE KITCHEN & UTILITY AREA; UPPER FLOOR:- 3 BEDROOMS, SHOWER ROOM & SEPARATE WC/TOILET.

ENTRANCE VESTIBULE & INNER HALLWAY: Enter via the main front entrance door into the Vestibule, with inner glazed door through into the Hallway. There is carpeting in the Hallway, with carpeted staircase leading to the upper floor accommodation. CH Radiator. Access from the Hallway into the Lounge and Dining Room.

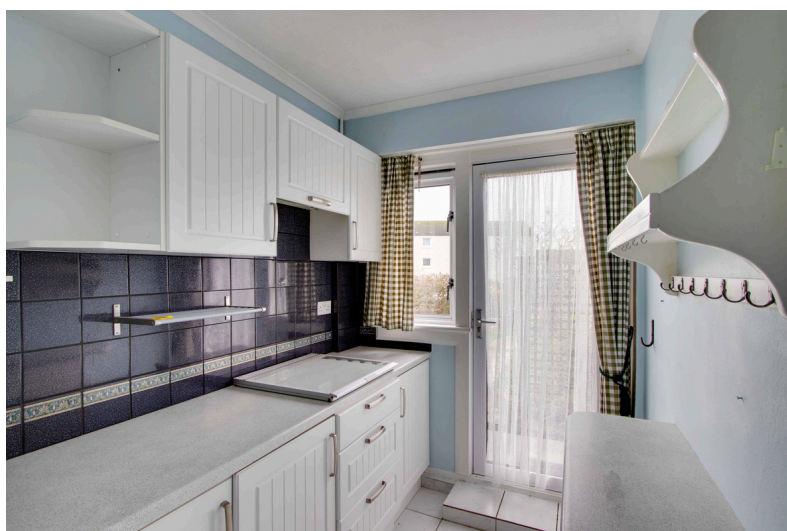
LOUNGE: Approx. 17'10 x 11'11. A dual aspect room, with window to the front overlooking the front garden and feature Patio doors at the back of the room, leading out into the back garden. Neutral decor and fitted carpeting. CH Radiator.

DINING ROOM: Approx. 11'6 x 11'2. A bright room, ideal as a dining room, with a rear-facing window overlooking the rear garden. Fitted carpeting. Built-in understair storage cupboard with shelving, ideal for household items. Further recessed area with shelving and cupboard below. CH Radiator.

Open through an archway into the galley-style Kitchen.

KITCHEN AREA: Approx. 7'2 x 5'10. A galley-style Kitchen which is fitted with base and wall mounted units and co-ordinating worktop surfaces. Built-in 4 burner Gas Hob with concealed extractor hood above. Tiled flooring. CH Radiator. External door leads out to the front of the property. Access at the back of the Kitchen into the Utility area.

UTILITY AREA: Approx. 7'4 x 3'8. A useful space, ideal as a utility area, with a stainless steel sink, hot and cold water taps. Plumbing and space for an automatic washing machine. Space for a Fridge/Freezer. Rear-facing door leads out to the rear garden.



UPPER FLOOR LANDING: with access to the Bedrooms and Bathroom. Built-in storage cupboard which houses the Gas boiler. Ceiling hatch access into the loft space.

BEDROOM 3: Approx. 6'4 x 11'8. A bright, front-facing Bedroom with fitted carpeting and CH Radiator.

BEDROOM 1: Approx. 8'3 x 16'9. A spacious, bright Bedroom, with two front-facing windows, fitted carpeting and there is a wall of fitted wardrobe storage. CH Radiator.

BEDROOM 2: Approx. 9'2 x 9'5. Another good-sized Bedroom, with a rear-facing window and fitted carpeting. CH Radiator.

SHOWER ROOM: Approx. 6'6 x 5'10. Comprising a wash-hand basin and separate shower enclosure with an Electric shower. Wall tiling to the shower and wash-hand basin areas. Rear-facing opaque glazed window. Vinyl tiled-effect flooring. CH heated towel rail.

SEPARATE TOILET: Approx. 2'10 x 5'3. Separate room with the WC/Toilet and a rear-facing opaque glazed window. Built-in storage cupboards.

GARDENS: To the front of the property, there is an enclosed front garden mainly laid to lawn, with boundary fencing and mature trees, shrubs and bushes. The enclosed rear garden is set out with mature trees and shrubs.

TWO SINGLE GARAGES: Following on down Benedict Road, take a right-hand turning on to a lane/track and continue to a row of single Garages, two of which belong to the owner of number 71 Benedict Road (one the 5th Garage with a blue door and the other on the far right of the row, with a blue door also) and these two Garages are for sale by separate negotiation.

NB: THESE GARAGES ARE ON SEPARATE TITLE DEEDS TO THE PROPERTY and are available at separate negotiations.

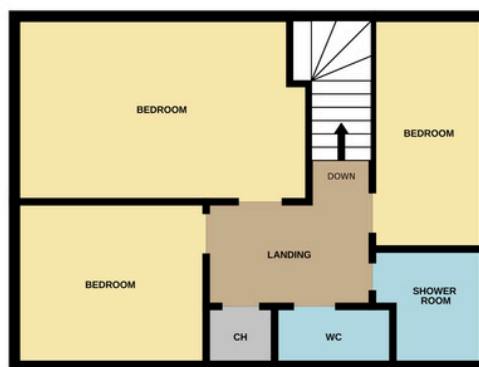


Property Professionals

GROUND FLOOR
44.0 sq.m. approx.



1ST FLOOR
44.0 sq.m. approx.



TOTAL FLOOR AREA : 88.0 sq.m. approx.

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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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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