

Connelly Yeoman



**79 HOROLOGE HILL
ARBROATH DD11 5AG**

MID TERRACED VILLA



- Set within a very popular residential area of similar Villa properties
- An attractive 3 Bedroom Mid Terraced Villa offering spacious accommodation
- Electric Heating, Double Glazing, ample storage, requires a degree of upgrading
 - Enclosed front and rear gardens



OFFERS OVER
£110,000

Property Description

This attractive 3 Bedroom MID TERRACED VILLA property 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 schooling, a great selection of national supermarkets, local cafes, public houses, and of course the splendid marina, harbour and seascape areas of Arbroath. Whilst requiring a degree of upgrading and modernisation, the property offers deceptively spacious accommodation over two levels and benefits from Electric Heating and Double glazing. Externally, the enclosed front garden is laid out in stone chips for ease of maintenance and bounded by hedging, with paved pathway leading to the front door. The enclosed rear garden is laid out mainly to lawn, boundary fencing and clothes drying poles. Offering scope for adding value in the future, the property would suit a variety of buyers.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, LOUNGE, KITCHEN & UTILITY AREA; UPPER FLOOR:- 3 BEDROOMS, SHOWER ROOM.

HALLWAY: Enter into the property via the main front entrance door into the Hallway, which is carpeted and with the carpeted staircase leading to the upper floor accommodation. From the Hallway a glass panel door leads into the Lounge.

LOUNGE: Approx. 12'9 (at widest point) x 19'9. A spacious Lounge, with both front and rear-facing window (dual aspect) and offering space for various furniture settings. Electric heater. A glass panel door leads off into the Kitchen.

KITCHEN & UTILITY AREA: Approx. 10'9 x 8'4. The Kitchen is fitted with a range of base and wall mounted units, co-ordinating worktop surfaces and a stainless steel sink with mixer tap. A rear-facing window overlooking the garden. Built-in Electric Oven, 4 burner Electric Hob with extractor hood above. Plumbing and space for automatic washing machine and other white kitchen goods. A door from the Kitchen leads into a rear Hallway/Lobby area.

External rear door out into the rear garden.

UTILITY AREA: Approx. 5'11 x 8'8 with a front external access door, out to the front garden. In the Utility space there is good storage and space for further white goods. Under-stair storage space. Electric meters are in this area.



UPPER HALLWAY: Staircase leading to the upper landing area with access to the Bedrooms and Shower Room. Ceiling hatch access into the loft space.

BEDROOM 3: Approx. 11'5 x 6'. A good-sized single bedroom, with front-facing window and a built-in storage cupboard (hanging rail) over the stairwell. Additional storage cupboard with shelving.

SHOWER ROOM: Approx. 8'7 x 7'10. Comprising a two piece white bathroom suite, with the wash-hand basin set in a vanity unit with storage below. Separate shower enclosure housing an Electric shower. Fully tiled walls. Tiled flooring. Rear-facing opaque window allows for natural light and ventilation.

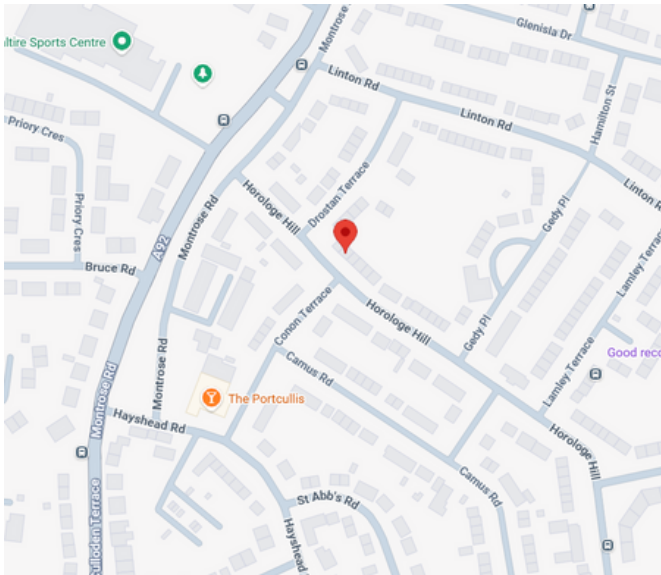
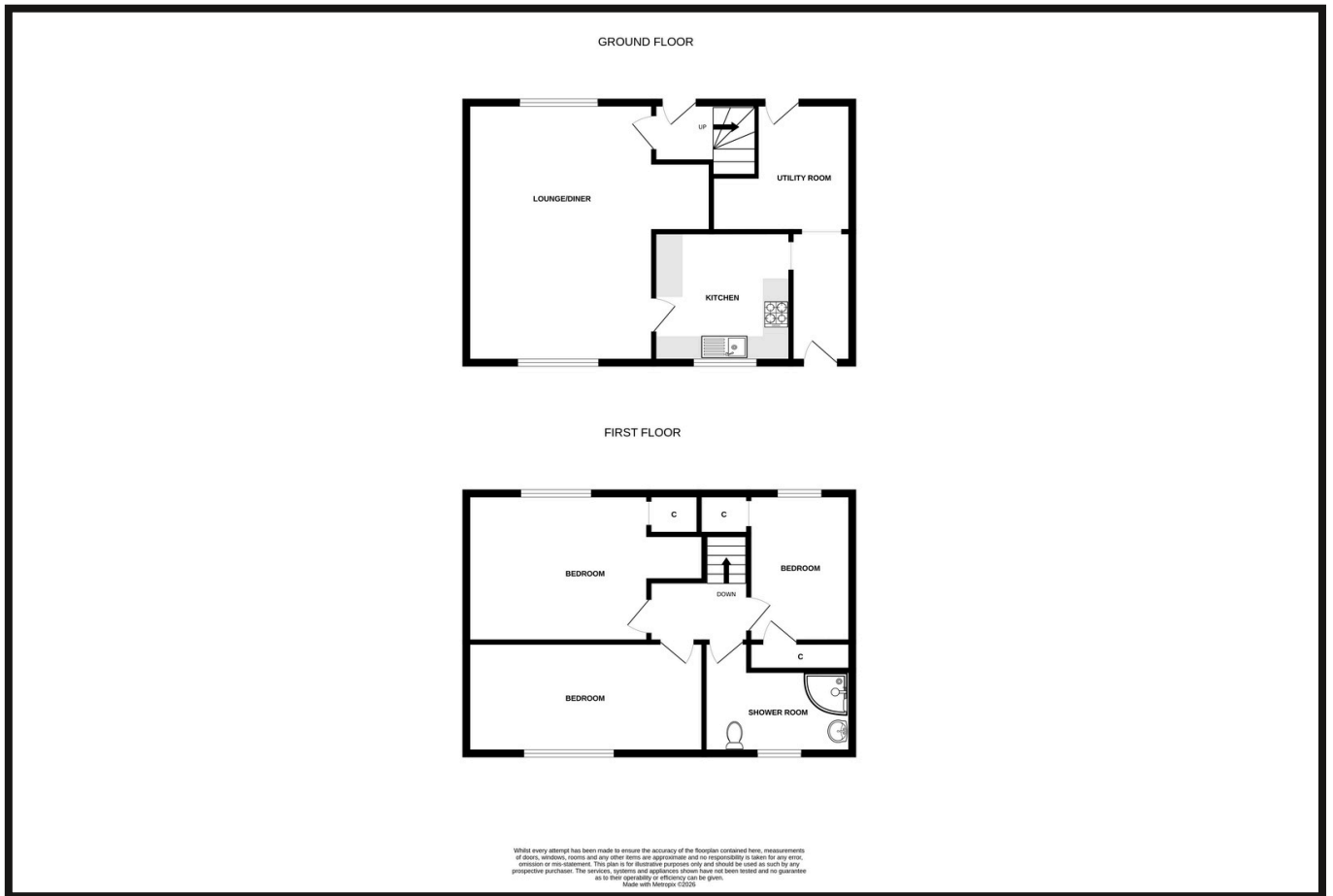
BEDROOM 2: Approx. 13'3 x 7'11. A good-sized bedroom, with a rear-facing window, neutral decor and wood flooring.

BEDROOM 1: Approx. 12'9 x 11'5. This is the main double-sized bedroom, with a front-facing window, neutral decor and wood flooring. Built-in storage cupboard with hanging rail.

GARDENS: The front garden is laid to stone-chips for ease of maintenance, with boundary hedging and paved pathway to the front door. The rear garden is fully fenced with boundary fencing and mostly laid to lawn, with clothes drying poles.



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.

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