

# Connelly Yeoman



12 LOCHLANDS STREET, ARBROATH, DD11 3AA

SEMI DETACHED VILLA



- Set within a popular location close to schools and shops
- A beautifully presented family home of generous proportions
  - Decorated in modern neutral colours
- An easily maintained rear garden with patio area and Conservatory



OFFERS OVER  
**£150,000**

# Property Description

This modern SEMI DETACHED VILLA must be viewed to appreciate the bright accommodation on offer. Set within an ideal central location, close to all local amenities, services and schools. Decorated in modern neutral tones with electric heating system and double glazing, there is a spacious lounge with feature fire place, a dining room which could be used as a third bedroom, a well equipped dining kitchen and a conservatory. On the upper floor there are 2 bedrooms, a family bathroom and separate shower room. A neatly laid out, easily maintained, rear garden has a sunny patio area and a brick built shed. Arbroath is served by various amenities, including a variety of local and national shops, cafes and restaurants, primary and secondary schools and is minutes from the A92 which gives an easy commute to Dundee and all local Angus towns.

## ACCOMMODATION:

LOUNGE, DINING ROOM/3<sup>RD</sup> BEDROOM, 2 BEDROOMS, DINING KITCHEN, BATHROOM, SHOWER ROOM, CONSERVATORY.

## HALLWAY:

Entry into a vestibule with glass panelled door leading into the hallway with large understairs storage cupboard, storage heater and the staircase leading to the upper floor.

## LOUNGE/DINING ROOM:

Approx. 16'6 x 10'8. Enter through a glass panelled door, this room has two front facing windows and feature fire place with ornate tiled inlay, tiled hearth with wooden surround incorporating a remote controlled electric fire backed up with a storage heater. Ample room for furnishings and access into the dining room which could be used as a third bedroom and measuring Approx. 13'3 x 8'7. With rear facing with wood effect laminate floor, wall light and storage heater.

## KITCHEN/DINING:

Approx. 11'8 x 13'3 Spacious dining kitchen with side facing window with base and wall units with work surfaces incorporating sink with mixer tap, plumbed space for washing machine and dishwasher, space for fridge and freezer, electric free standing cooker and a storage heater. Double doors lead into the conservatory.

## CONSERVATORY:

Approx. 10'10 x 16'. A good size space with double doors leading into the garden and wall lights.



**UPPER HALLWAY:**

Storage heater, shelved linen cupboard and access hatch leading into the loft.

**BEDROOM 1:**

Approx. 11'10 x 13'5. Spacious double bedroom with a front facing window.

**BEDROOM 2:**

Approx. 16'2 x 11'6. A lovely spacious double bedroom with rear facing window and a panel heater.

**FAMILY BATHROOM:**

Approx. 11' x 8'6. With a bath, wash hand basin and WC, with a front facing window, tiling to the bath and wash hand basin and a heated towel rail.

**SHOWER ROOM:**

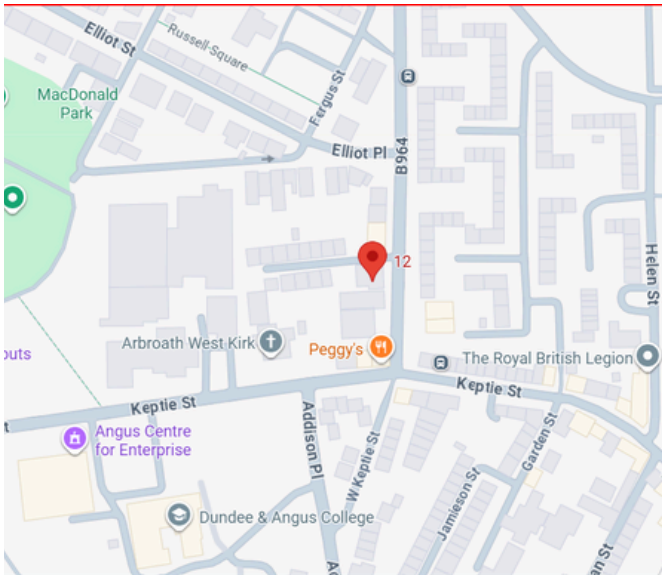
Approx. 3'6 x 6'3. Glass fronted shower cubicle housing an electric shower, and a wall mounted heater.

**GARDENS:**

Easily maintained rear garden, with raised patio seating area and stone chipped garden with established shrubs. To the side a brick built outhouse for additional storage.



# 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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