

# Connelly Yeoman



**29 HAYSHEAD ROAD  
ARBROATH DD11 5AY**

**TERRACED VILLA**



- Set within a very popular residential area close to Arbroath's amenities and services
  - An attractive, traditional stone-built 2 Bedroom Mid Terraced Villa
- Gas Fired Central Heating, Double Glazing, neutral decor, traditional features retained
- Ornamental front garden area, tiered rear-facing garden with Summerhouse included



OFFERS OVER  
**£180,000**

# Property Description

This well presented, traditional stone-built TERRACED VILLA is located in a very popular and sought after area of the town, within easy reach of most central amenities and services, including local shops, national supermarkets, cafes and public houses, both primary and secondary schools, and Angus College campus are all within easy reach. This attractive and well presented property is close to the scenic areas of nearby Victoria Park, which offers cliff-top and beachfront walks, together with the lovely marina, working harbour and seaside parks. The property offers deceptively spacious accommodation over two floors and benefits from Gas fired central heating and Double Glazing, with many of the traditional features having been retained including ornate ceiling cornice, ceiling rose and deep skirting boards. Externally, to the front is an easily maintained ornamental front garden area, with boundary hedging. The rear garden is a delightful area, a southerly facing tiered garden set out for ease of maintenance, with paved areas, a chip stone area with a rotary clothes dryer and an additional patio area towards the end of the garden. A great addition to this garden is the composite wood-effect Summerhouse which has power and light and is included in the sale. A gate gives access to a mutual pathway for bin access. Overall, this is a charming, traditional styled Villa offering ample space and early viewing is recommended to avoid disappointment.

**ACCOMMODATION COMPRISING: ENTRANCE VESTIBULE & INNER HALLWAY, LOUNGE, SITTING ROOM/DINING ROOM/GROUND FLOOR BEDROOM 3, REAR HALLWAY, KITCHEN; MID FLOOR:- FAMILY BATHROOM; UPPER FLOOR:- 2 BEDROOMS, BOXROOM.**

## **ENTRANCE VESTIBULE & HALLWAY:**

Through the double glazed front door into an Entrance Vestibule with stained glass window and matching internal door leading into the Inner Hallway which is carpeted and a staircase leading to the upper floor level. CH Radiator. A glass panel door leads into the rear hallway and an under-stair storage cupboard offers plenty of storage.

## **LOUNGE:**

Approx. 13'10 x 15'9. A lovely, well proportioned room with a front-facing window and many traditional features have been retained including ornate ceiling cornicing, ceiling rose and high skirting boards. Focal point Gas fire set into a wooden mantle. Neutral decor. CH Radiator.

## **SITTING ROOM/DINING ROOM/GROUND FLOOR BEDROOM 3:**

Approx. 14'1 x 12'8. This room is located off the Hallway and offers adaptable room use, ideal as a Sitting Room, formal Dining Room or an additional ground floor Bedroom. A large window looks over the rear garden. There is carpeted flooring and neutral decor. CH Radiator.

From the Hallway enter through a glass panel door into the Rear Hallway. Built-in under-stair storage cupboard. Step down with access into the Kitchen.

## **KITCHEN:**

Approx. 12' x 6'10. A lovely modern Kitchen fitted with a range of base and wall units, co-ordinating work surfaces and stainless steel sink with mixer tap. Built-in kitchen appliances include:- Electric Oven, 4-burner Electric Hob with extractor hood above, integrated Washing Machine and Fridge/Freezer. CH Radiator. Side facing window and an external door leading out into the rear garden.



**UPPER FLOOR:** Staircase leading to the upper floor, with a mid-landing where the Bathroom is located.

**BATHROOM & SHOWER:** Approx. 8'8 x 6'9. A modern bathroom, fitted with a 3-piece white suite with separate shower enclosure housing an Electric shower. Wash-hand basin set in a vanity unit with storage below. Wet wall panel finish. Ceiling downlights and a chrome heated CH towel rail. A storage cupboard houses the Gas central heating boiler.

**BEDROOM 1:** Approx. 12'6 x 12'10. Double Bedroom with a rear-facing bay window giving lots of natural light and overlooking the rear garden and provides views over Arbroath Abbey. Neutral decor and fitted carpeting. Coombed or fall-down ceilings. CH Radiator.

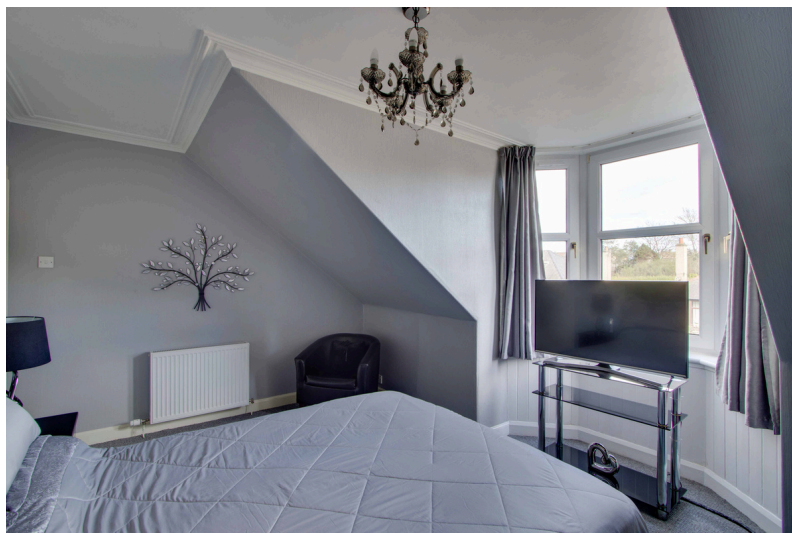
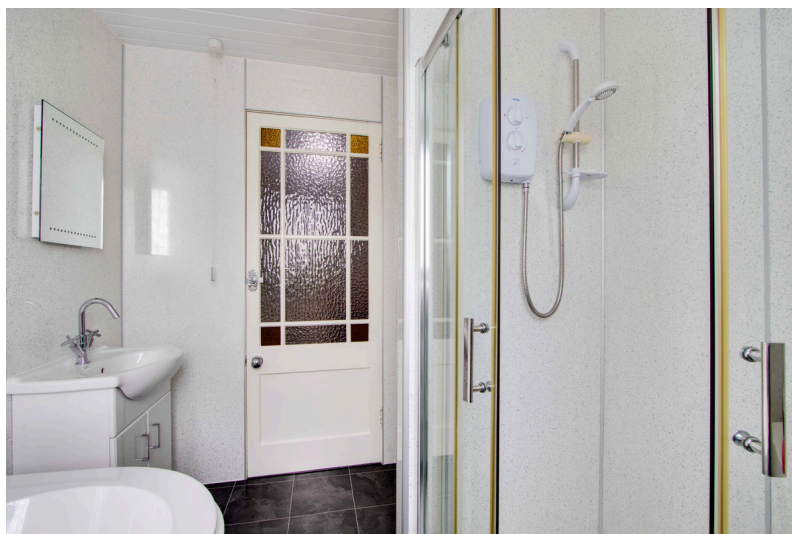
**BEDROOM 2:** Approx. 16'10 x 12'11. Another double Bedroom, with a front-facing bay window, neutral decor and ceiling cornicing. Coombed or fall-down ceilings. CH Radiator.

**BOX ROOM:** Approx. 2'11 x 9'7. Located on the top landing is a useful box room, ideal for storage, with a Velux roof window.

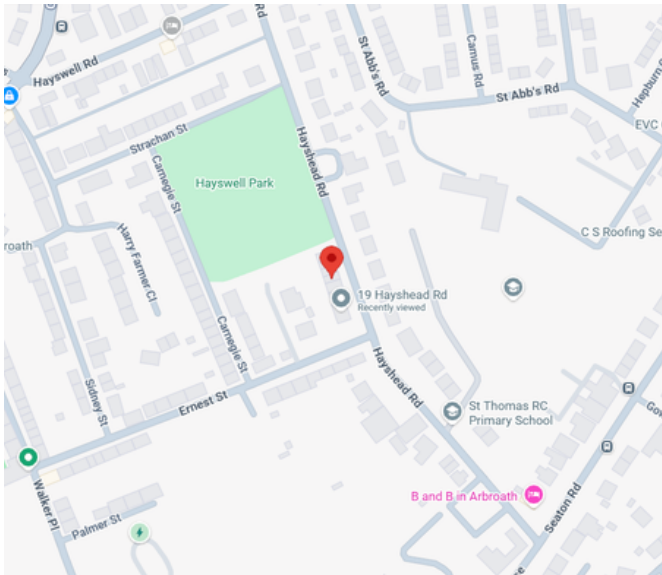
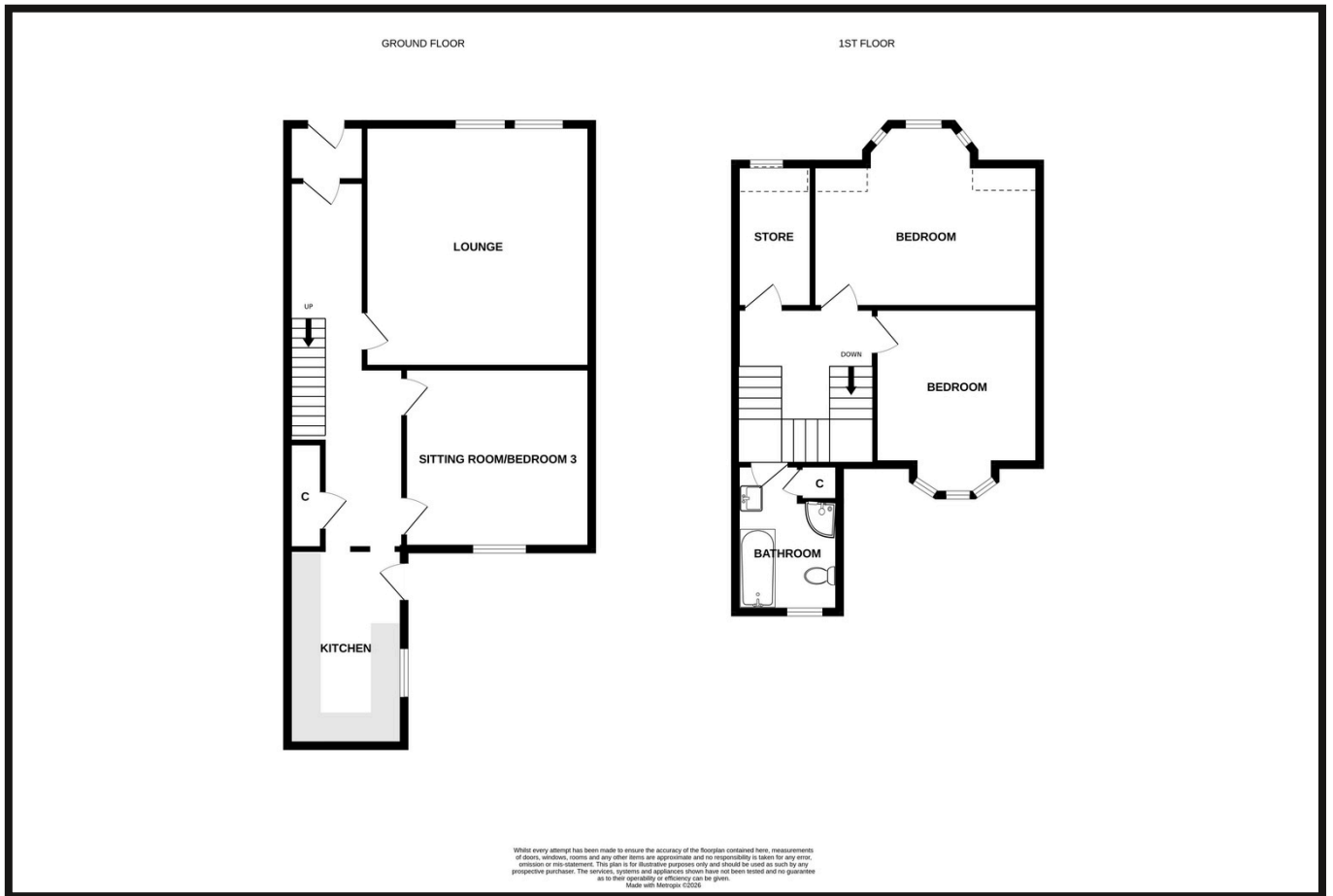
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**GARDENS & SUMMERHOUSE:**

Ornamental front garden area, with boundary hedging. To the rear is a lovely, southerly facing tiered garden set out for ease with paved areas, a chip stone area with a rotary dryer and an additional patio area towards the end of the garden. A lovely addition to this garden is the composite wood-effect Summerhouse which has power and light. A gate gives access to a mutual pathway for bin access.



# 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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