

Connelly Yeoman

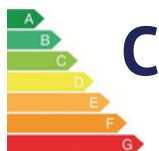


**1 STEADING PLACE
ARBROATH DD11 2NL**

END TERRACED VILLA



- Set within a very desirable residential location within easy reach of amenities and services
 - A well presented End Terraced Villa offering deceptively spacious accommodation
 - Gas Fired Central Heating and Double Glazing, ample storage
- Easily maintained Gardens to the front, side and rear of the property, Summerhouse and Shed



OFFERS OVER
£170,000

Property Description

This attractive END TERRACED VILLA property 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, a great selection of national supermarkets, local cafes, Westway Retail Park, D&A College campus, Keptie Pond and of course the splendid marina, harbour and seascape areas of Arbroath. The property offers spacious accommodation over two floors and benefits from Gas fired central heating and Double glazing. Internally, on entering into the Vestibule there is access into the useful downstairs WC/Toilet, a glazed door leads through into the bright Lounge, double glass doors leading off into the Dining Kitchen. On the upper floor you have three Bedrooms and a Family Bathroom. Externally, to the front of the property is an enclosed front garden laid to lawn, fenced with low level timber fencing, and a pathway leads to the side where there is another area of lawn. The rear garden is laid to paving slabs, ideal for outside seating. The Summerhouse and Shed are included in the sale. A rear gate access leads out to the residential parking area for residents. Overall, this fine example of a 3 Bedroom family home will suit a variety of buyers and early viewing is recommended.

ACCOMMODATION COMPRISING: ENTRANCE VESTIBULE, WC/TOILET, LOUNGE with DOUBLE DOORS THROUGH TO THE DINING KITCHEN; UPPER FLOOR:- 3 DOUBLE BEDROOMS AND FAMILY BATHROOM.

ENTRANCE VESTIBULE: Front entrance door into the Vestibule, which has wood-effect laminate flooring, continuing through into the Lounge. Built-in cupboard housing the electrics. Sliding pocket door into the downstairs WC/Toilet. Glazed panel door leads off the Vestibule into the Lounge.

WC/TOILET: Approx. 6'1 x 2'11. Comprising a two piece white bathroom suite with wall tiling to dado height. Wood-effect laminate flooring.

LOUNGE: Approx. 16'6 x 13'4. A bright and spacious Lounge, with a front-facing window overlooking the front garden and a further side-facing window. Focal point ornate fireplace with wood surround, mantle and a tiled hearth. Wood-effect laminate flooring. CH Radiator. Understair storage cupboard. Carpeted staircase leading to the upper floor accommodation. Double glass panelled doors lead into the Kitchen.

DINING KITCHEN: Approx. 9'10 x 19'8. This Kitchen is fitted with a range of base and wall mounted storage units, co-ordinated work surfaces. Feature Belfast sink with mixer tap fitment. Kitchen appliances include:- Rangemaster Cooker with 5 burner hob and a concealed extractor hood above. Integrated Dishwasher. Plumbing and space for an automatic washing machine. Space for tumble dryer. Space for free-standing fridge/freezer. Ample space for dining table and chairs. Tiled flooring. CH Radiator. A rear facing window overlooking the rear garden and there are sliding Patio doors which lead out to the garden.

UPPER FLOOR:- Staircase leading to the upper Hallway. Access to the Bedrooms and Family Bathroom. Built-in storage/linen cupboard, which houses the hot water tank. Ceiling hatch access into the loft/attic space.



BATHROOM: Approx. 9'6 x 8'8 (into the shower enclosure). Fitted with a three piece white bathroom suite and a separate shower enclosure housing a mains shower. Full wall tiling and wet wall panel finish at the bath area. Chrome heated CH towel rail. Tiled floor. Rear-facing opaque glazed window allows for natural light.

BEDROOM 3: Approx. 10'6 x 7'2. The smaller of the three Bedrooms, with a front-facing window, fitted carpeting, neutral decor and ceiling spotlights. Built-in storage cupboard above the stair alcove, with fitted shelving. CH Radiator.

BEDROOM 2: Approx. 8'11 x 13'8. Double size Bedroom, with a front-facing window, fitted carpeting, neutral decor and a built-in wardrobe. CH Radiator.

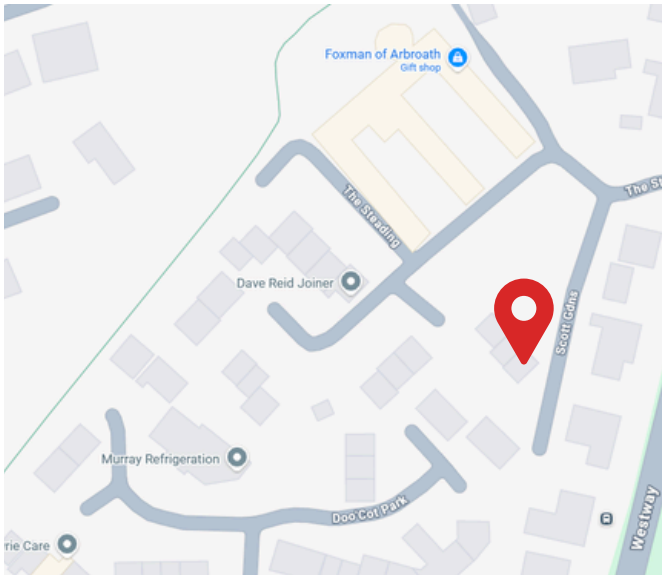
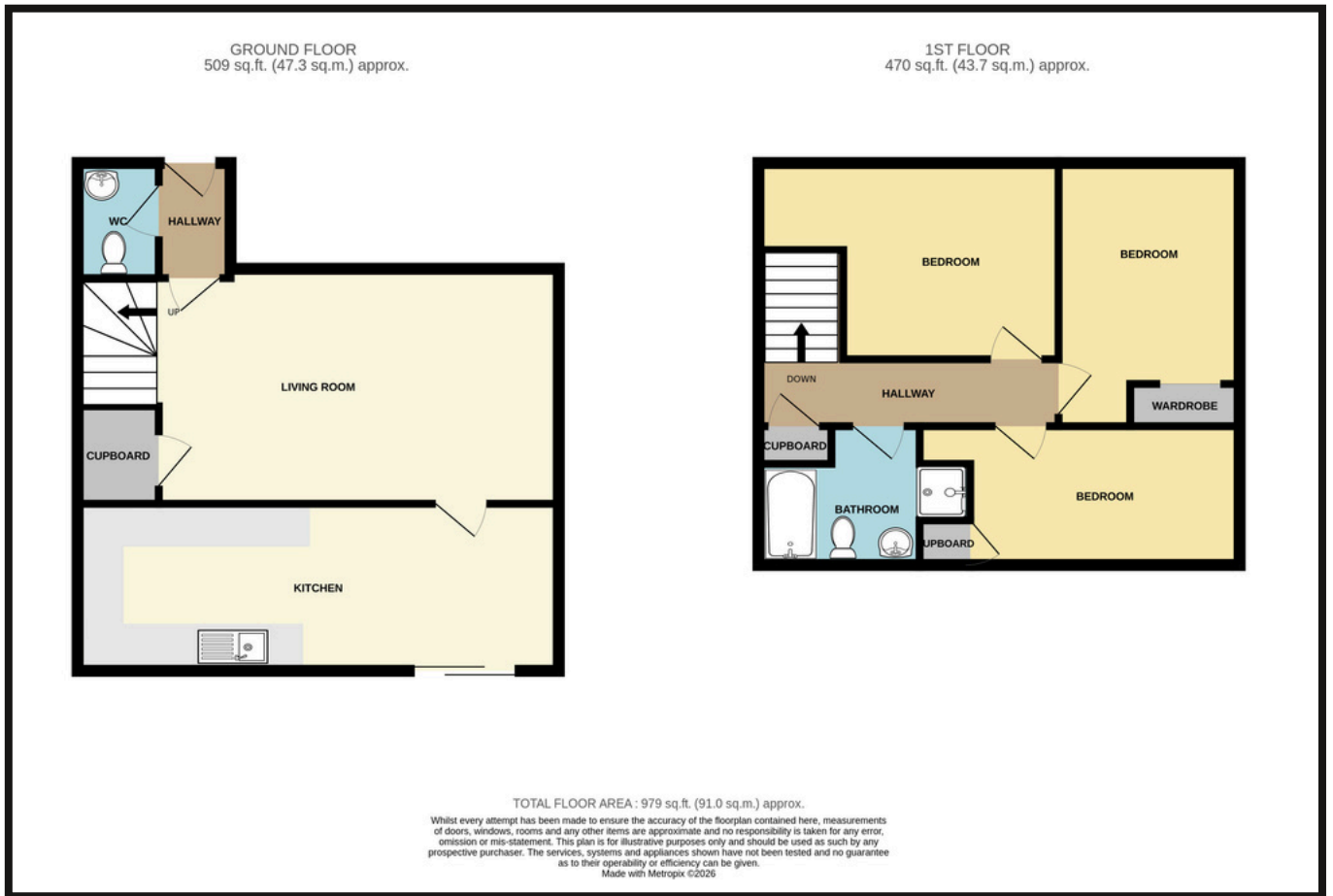
BEDROOM 1: Approx. 9'8 x 12'11. Double size Bedroom, with a rear-facing window, fitted carpeting and a built-in storage cupboard (hanging rail and shelving). CH Radiator.

GARDENS: The property is located within a small cul-de-sac at Steading Place. To the front of the property is an enclosed front garden laid to lawn, fenced with low level timber fencing, and a pathway leads to the side where there is another area of lawn.

The rear garden is laid to paving slabs, ideal for outside seating. Rotary clothes dryer. Summerhouse and Shed included in the sale. A rear gate access lead out to the residential parking area for residents.



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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