

# Connelly Yeoman

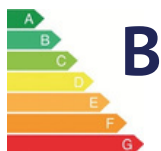


41A BUICK DRIVE, ARBROATH, DD11 5LF

END TERRACE VILLA



- Move-in condition - A stylish and comfortable modern end of terrace villa
- Situated within a popular residential area well placed for access to local amenities
  - Solar panels, gas central heating and double glazing
- Charming countryside views, with well maintained garden grounds and 2 allocated parking spaces



OFFERS OVER  
**£220,000**

# Property Description

This modern and stylish END TERRACED VILLA would ideally suit a range of buyers. With an abundance of natural light throughout and countryside views, the property benefits from a thoughtfully designed layout, with a welcoming lounge, modern fitted kitchen and well appointed bedrooms, one of which has an ensuite, that provide both comfort and practicality. Externally, the home enjoys private garden grounds with private stone boundary walls, ideal for outdoor relaxation and entertaining, along with convenient allocated parking. Situated within a popular residential area of Arbroath, the property is well placed for access to a wide range of local amenities. These include nearby supermarkets, independent shops, cafes and schooling at both primary and secondary levels. Leisure facilities, parks and coastal walks are all within easy reach, offering excellent opportunities for recreation. The area also benefits from good transport links, with regular bus services and convenient road connections, providing access to surrounding towns and cities, making it ideal for commuters. In conclusion, this attractive end terraced villa combines modern living with a convenient location, offering excellent value for a variety of buyers. Its stylish interior, practical layout, and proximity to local amenities make it a highly desirable home. Early viewing is strongly recommended to fully appreciate the quality and appeal of this property.

**ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, WC, LOUNGE, DINING KITCHEN, MASTER BEDROOM ENSUITE, TWO BEDROOMS AND A FAMILY BATHROOM**

**ENTRANCE HALLWAY:** Leading from the front door into a spacious hallway which is finished with modern flooring which flows throughout the ground floor. A large understairs cupboard houses the electric fuse box and meter and provides storage for household items.

**WC:** Approx. 6' x 3'9. With a side facing window, wash hand basin, WC and a radiator.

**LOUNGE:** Approx. 10'9 x 15'5. A lovely bright and spacious lounge with dual aspects windows providing stunning views across the surrounding countryside towards the Angus Glens beyond.

**DINING KITCHEN:** Approx. 15'4 X 9'8. Recently upgraded, this modern kitchen is fitted with a range of base and wall units with coordinating working surfaces incorporating a stainless steel sink with mixer tap, an electric oven, gas hob, which has a stainless steel extractor and splash back. There is an integrated fridge freezer and dishwasher and a window overlooking the rear garden. The dining area has ample space for furnishings and double patio doors leading out into the garden to the rear. A large utility cupboard has power and light and plumb space for an automatic washing machine and tumble dryer.

**UPPER FLOOR:** A wooden balustrade staircase leads to the upper floor landing area, which has an airing cupboard with shelved and hanging rails and access to the loft space.



**MASTER BEDROOM:** Approx. 11'3 X 10'. Overlooking the side of the property with views across the surrounding countryside and towards the Angus Glens, this bright and airy master bedroom has double shelved and hanging wardrobes with sliding mirrored doors.

**ENSUITE:** Approx. 4'10 x 8'. A side facing window provides natural ventilation and light for the ensuite shower room comprising of a WC, wash hand basin and shower enclosure, which has been finished off with modern tiling and has spotlights to the ceiling, extractor fan and a radiator.

**BEDROOM 2:** Approx. 8'1 X 12'4. Overlooking the front of the property, this spacious double bedroom has ample space for furnishings.

**BEDROOM 3:** Approx. 7'1 x 8'4. A bright room overlooking the rear of the property with sea views.

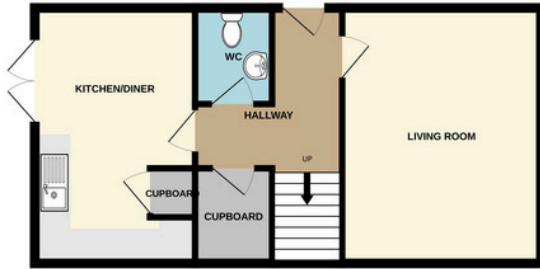
**BATHROOM:** Approx. 6' x 6'10. The family bathroom has a three piece white suite comprising a bath with shower over, wash hand basin and WC. It is finished with modern tiling and has a side facing window providing natural ventilation and light.

**GARDENS:** The property sits within lovely well-maintained garden grounds with private stone boundary walls. The rear garden has a large patio ideal for entertaining with a pergola overhead. There is an outside tap and a gate that provides access to the side and front of the property. A drying area has been laid to lawn with a path that leads to a rear gate where you will find two private parking spaces and additional visitors parking, as well as neat gardens to the front and side of the property.

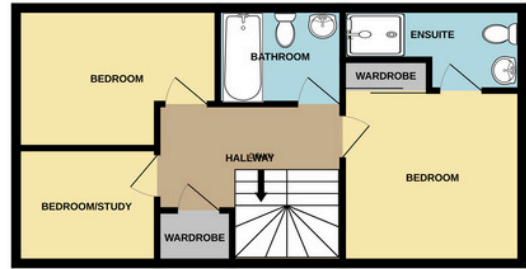


# Property Professionals

GROUND FLOOR

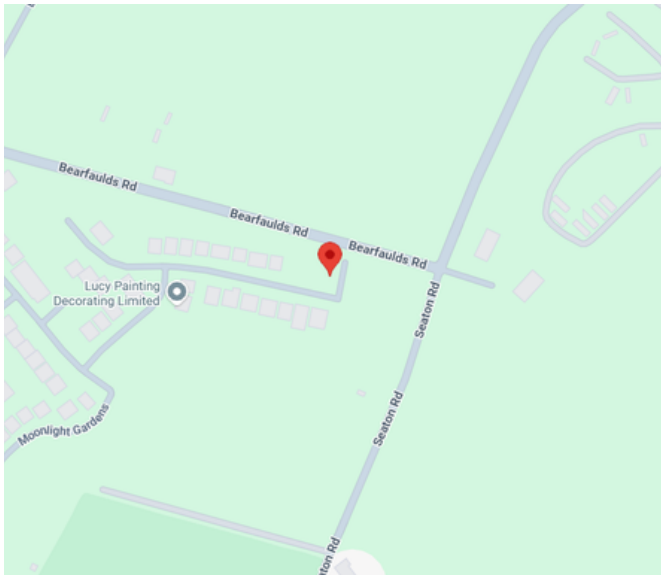


1ST FLOOR



TOTAL FLOOR AREA : 943 sq.ft. (87.6 sq.m.) approx.

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