

Connelly Yeoman



**42 BLOOMFIELD ROAD,
ARBROATH, DD11 3LQ**

LINKED VILLA



- Spacious and well presented Linked Villa
- Ideally located in a popular and sought after residential area close to amenities
 - Gas Fired Central Heating and Double Glazing, ample storage
 - Private gardens to the front and rear of the property, Outside Store



OFFERS OVER

£115,000

Property Description

This attractive, bright and airy LINKED VILLA is ideally situated in a popular residential area of similar villa style properties, has been well maintained and enjoys the benefits of Gas central heating and Double glazing. The locality of the property is convenient for both primary and secondary schools and Angus College Campus are within walking distance. The ever popular town of Arbroath has a variety of local and national shops, supermarkets, cafes, restaurants, takeaway outlets, public houses, and many recreational areas including the lovely marina, coastal walks, beaches and parklands. There is travel/commuting to other towns and cities via the A92 dual carriageway, East coast railway line serving the town, and National Cycle Network with coastal cycle pathways. Overall, the property provides well proportioned accommodation over two levels, ideally located in a popular residential area and early viewing is recommended to avoid disappointment.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, OPEN PLAN LOUNGE & DINING AREA, KITCHEN; **UPPER FLOOR:-** 2 DOUBLE BEDROOMS, STUDY ROOM/NURSERY, SHOWER ROOM.

ENTRANCE HALLWAY: Enter into the property via the double glazed front entrance door into the Hallway, where there is lovely oak wood flooring. Staircase leading to the upper floor accommodation.

OPEN PLAN LOUNGE & DINING AREA: Approx. 21'2 x 11'5. A bright room with dual aspect windows and feature fireplace. Ample space for furniture settings/dining table and chairs. CH Radiator.

KITCHEN: Approx. 12'3 x 10'4. Enter from the hallway into a good-size kitchen with an understairs storage/ pantry area. There are ample wall and base units in a blue hue/colour scheme with Shaker style front doors, a marble effect worktop surface and stainless steel sink with drainer. The walls are decorated with white painted wood panelling up to dado height. CH Radiator.

UPPER FLOOR: Landing area with oak wood-effect flooring, continued into the Study Room, and from the landing there is access to the Shower Room and Bedrooms. Original internal doors which have been restored/stripped back and painted, giving a modern vibe. Ceiling hatch access into the loft space.



STUDY/ NURSERY / DRESSING ROOM: Approx. 10'6 x 4'6. An adaptable room, with a rear-facing window. Built-in full height storage cupboard and a further built-in storage cupboard with shelving.

SHOWER ROOM: Approx. 6'8 x 5'6. Comprising a two piece white bathroom suite and separate shower cubicle. Full wall tiling and wet wall panel finish in the shower cubicle. Wood panelled ceiling. Laminate wood flooring. CH Radiator. Large, opaque glazed window and high-level windows opening to the upper hall area.

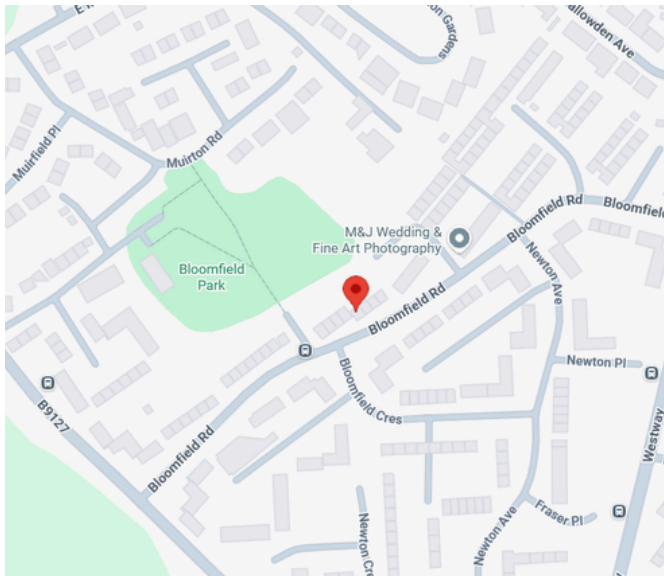
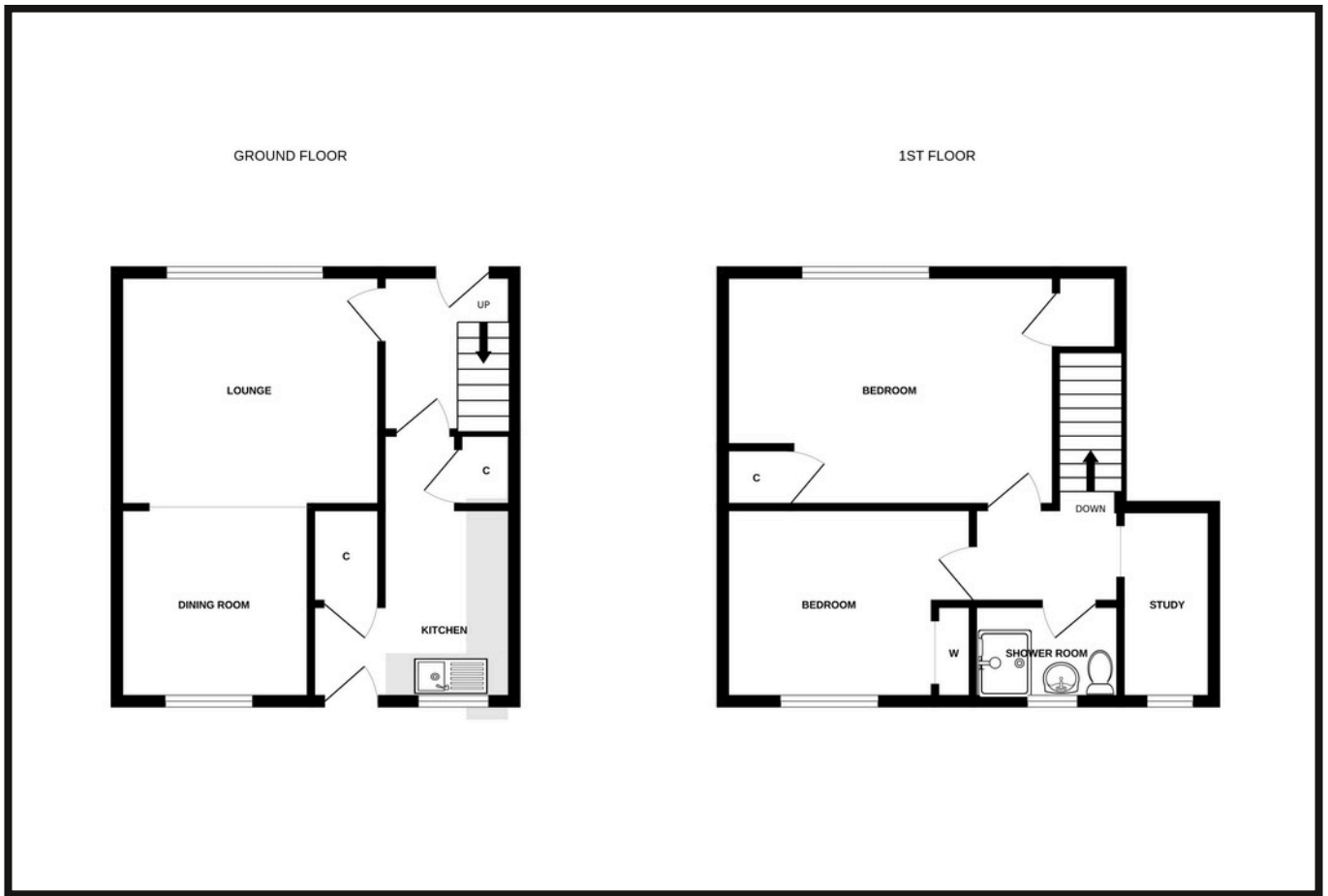
BEDROOM 2: Approx. 11'9 x 11'7. A double Bedroom, with large windows overlooking the rear garden, fresh neutral decor. CH Radiator.

BEDROOM 1: Approx. 15'6 x 9'. A bright and spacious double Bedroom, with a large front-facing window. Two built-in storage cupboards (one cupboard housing the Worcester gas boiler). CH Radiator.

GARDEN: Front garden laid out in lawn, paved pathway and hedge boundary. To the rear of the property is a lovely, enclosed garden with lawn area, mature trees and shrubs. Outside Store.



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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