

# Connelly Yeoman

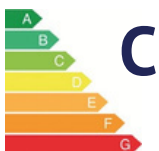


**5 STEADING PLACE  
ARBROATH DD11 2NL**

**TERRACED VILLA**



- Set within a very desirable residential location close to popular schools and amenities
- A well presented Terraced Villa property offering deceptively spacious accommodation
- Gas Fired Central Heating and Double Glazing, ample storage, partially floored attic space
  - Allocated Car Parking Space, Private gardens to the front and rear of the property



OFFERS OVER  
**£160,000**

# Property Description

This attractive and well presented 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, Angus College campus, Keptie Pond and of course the splendid marina, harbour and seascape areas of Arbroath. The property offers deceptively spacious accommodation over two floors and benefits from Gas fired central heating and Double glazing. Internally, on entering into the property there is a bright and spacious Vestibule with a large built-in storage cupboard (for coats, etc), a glazed door leads through into the well proportioned Lounge and there are lovely French doors leading off into the Dining Kitchen (which is well appointed and has fitted appliances). On the upper floor you have two double sized Bedrooms (both with fitted wardrobes) and a good size Shower Room completes the picture. The property is located within a small cul-de-sac at Steading Place and there is an allocated car parking space which is specific to the property. There is a paved pathway leading to the front door, with a small wall keeping it private at the front, laid out in coloured chip stones for low maintenance. The rear garden is well presented, with timber fencing (painted in a dark teal colour) and is laid out paving and coloured chip stones, all for low maintenance. Early viewing is fully recommended to avoid disappointment.

**ACCOMMODATION COMPRISING: ENTRANCE VESTIBULE, LOUNGE with FRENCH DOORS THROUGH TO THE DINING KITCHEN; UPPER FLOOR:- 2 DOUBLE BEDROOMS AND SHOWER ROOM.**

**ENTRANCE VESTIBULE:** Approx. 6' x 4'5. Enter into the property via the double glazed front entrance door into the Vestibule, which has a side-facing window which allows for lots of natural light, and a sliding door into a large storage cupboard, fitted with shelving, coats hooks, etc., offering excellent storage space. The internal doors, skirtings and facings are all in a modern white finish, making for a light and bright feel to the property. CH Radiator. Glazed panel door leads off the Vestibule into the Lounge.

**LOUNGE:** Approx. 15' x 13'9. A bright and spacious Lounge, with a large picture window overlooking the front garden area. Neutral decor and a focal point stone/marble effect surround with an Electric Fire. The staircase leads from the Lounge to the upper floor accommodation and there is a deep understair storage cupboard. French doors lead off the Lounge through into the Dining Kitchen.

**DINING KITCHEN:** Approx. 18' (at longest) x 10'3. The Dining Kitchen is a lovely bright space, with a rear-facing window and feature sliding French doors lead out to the rear garden area. There is ample space for dining table and chairs. The Kitchen is a great size, fitted with both wall and base units, sliding/pull out larder cupboards, all in a light oak wood veneer and complimentary worktop surfaces in a high gloss marble-effect finish, which contrasts with the splashback surrounds. Built-in Electric Ovens, Electric Bosch Hob with an extractor above and a stainless steel splashback at the hob. Plumbing and space for an automatic washing machine. Space for Fridge/Freezer. CH Radiator. Laminate tiled-effect flooring.

**UPPER FLOOR:-** Staircase, with a turn on the stairs at the bottom, leading to the upper Hallway. Access to the Bedrooms and Shower Room. Built-in storage cupboard. There is a large ceiling hatch which gives access into the loft/attic space, with a pull down ladder, and the attic space is partially floored and there is electric light.



**BEDROOM 1:** Approx. 14'6 x 10'5. A well proportioned bedroom which benefits from having two windows, one large window and a further smaller window both allowing for natural light to flood in.. There is a built-in storage cupboard and also built-in wardrobes with sliding mirror front doors. CH Radiator.

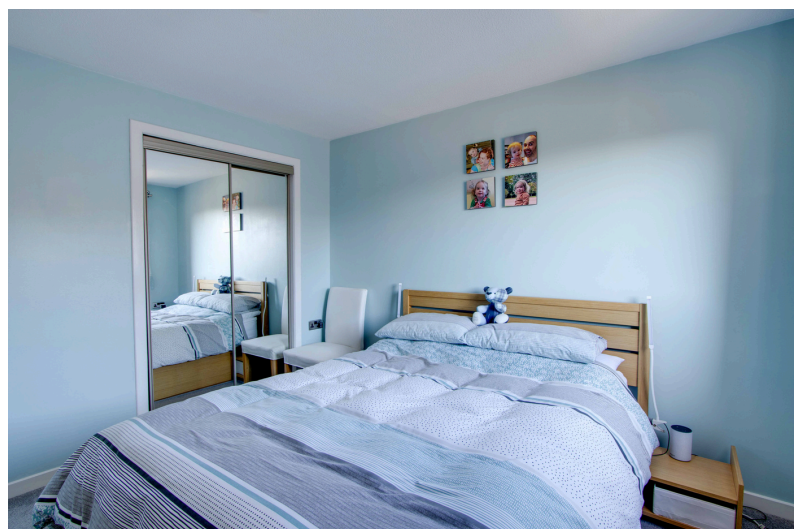
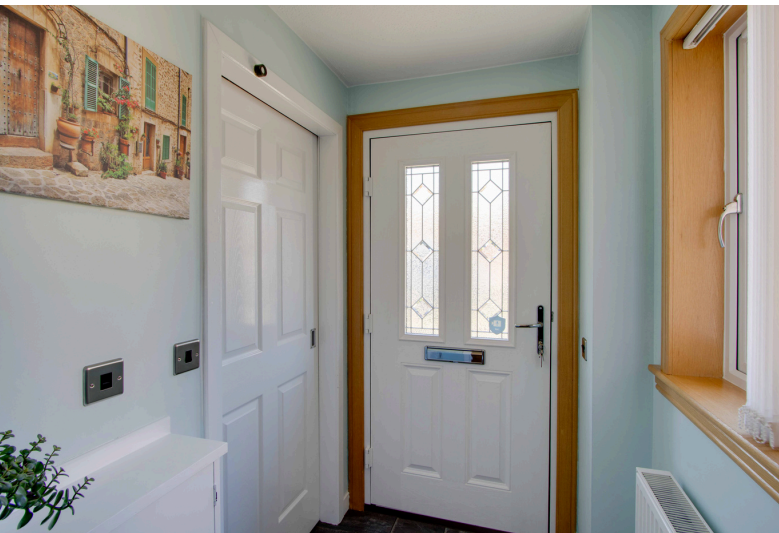
**BEDROOM 2:** Approx. 11'5 x 10'8. Another well proportioned bedroom, which has a rear-facing window. This bedroom also has built-in wardrobes with sliding mirror front doors. CH Radiator.

**SHOWER ROOM:** Approx. 7'5 x 6'7. Comprising a two piece white bathroom suite with fitted vanity units and storage areas in a white high gloss finish, there is a separate large shower cubicle, with wet wall panel finish at the shower area and wall tiling-effect finish to the further walls. Chrome wall mounted CH Radiator. Laminate tiled-effect flooring. Opaque glazed window with a deep sill for display. Extractor fan.

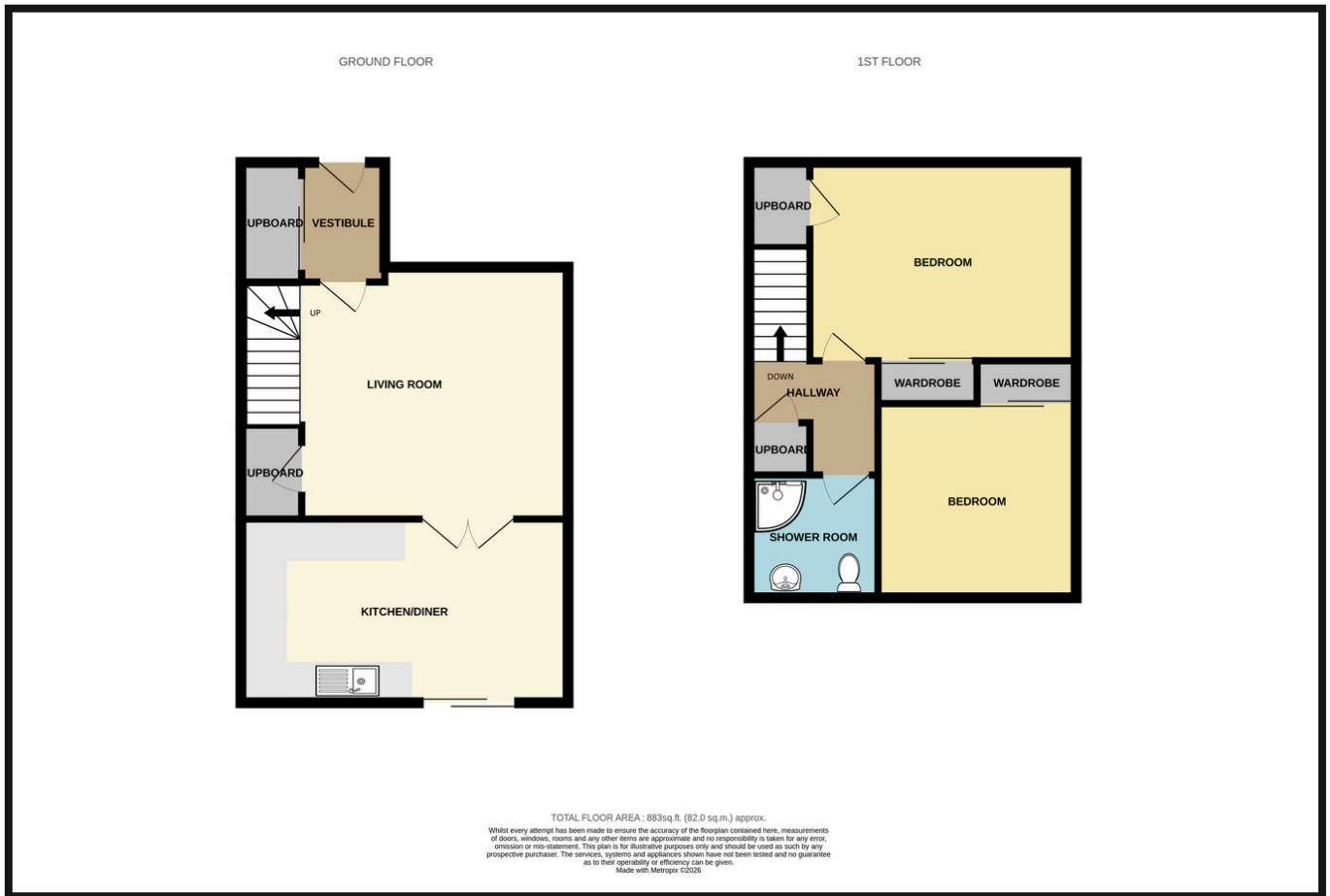
**GARDENS:** The property is located within a small cul-de-sac at Steading Place and there is an allocated car parking space which is specific to the property. From where you park your car at the allocated space there is a pathway running along to the rear of the property or another pathway runs along the front of the houses to come into the front.

There is a paved pathway leading to the front door, with a small wall keeping it private at the front, laid out in coloured chip stones for low maintenance. To the rear is another pathway for bin access.

The rear garden is well presented, with timber fencing (painted in a dark teal colour) and is laid to paving and coloured chip stones. Timber Garden Shed included.



# 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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