

# Connelly Yeoman



**2 CLIFFBURN TERRACE  
ARBROATH DD11 5BP**

**SEMI DETACHED VILLA**



- Spacious and well presented Semi Detached Villa
- Ideally located in a very sought after residential area close to amenities
- Gas Fired Central Heating, Double Glazing, Conservatory to the rear of the house
- Established gardens to the front, side and rear of the property, brick-built Shed



OFFERS OVER  
**£155,000**

# Property Description

This attractive and well presented SEMI DETACHED VILLA is ideally located in the popular and sought after Clifftown area of Arbroath, within easy reach of most central amenities and services and access to a variety of local shops, national supermarkets within easy reach, close to local primary and secondary schools and of course the lovely sea and coastal areas of the town (Victoria Park is within walking distance). This substantial property offers well proportioned accommodation over two levels and benefits from Gas fired central heating and Double glazing. Externally, there are good sized garden areas to the front, side and rear of the property, all well established, with stone-chip areas, mature shrubs and evergreens. A brick-built Shed to the side offers external storage. Early viewing is recommended.

**ACCOMMODATION COMPRISING:** ENTRANCE SUN PORCH, HALLWAY, LOUNGE & DINING AREA, KITCHEN, CONSERVATORY;  
**UPPER FLOOR:-** 2 BEDROOMS, SHOWER ROOM.

**ENTRANCE SUN PORCH:** Approx. 8'5 x 2'10. Glazed front entrance door into the Entrance Porch, which is timber framed and has windows overlooking the front garden area; Double glazed door leads through into the Hallway.

**HALLWAY:** Hallway with staircase leading off upstairs to the upper floor accommodation; CH Radiator; built-in cupboard housing the electric meter; understair storage area; stair lift; a 15 pane glazed internal door leads into the Lounge. Further 15 pane glazed internal door into the Kitchen.

**LOUNGE & DINING AREA:** Approx. 24'3 x 13'10. A spacious Lounge and Dining area to the rear of the room; the Lounge area has a large front-facing window; feature built-in Fyfe stone fireplace with marble-effect hearth incorporating a Gas Fire and marble-effect TV plinth; CH Radiator; Dining area with space for table and chairs; CH Radiator; Double glass doors lead off into the Sun Room; shelved storage cupboard; serving hatch from the Kitchen.

**KITCHEN:** Approx. 13'2 x 10'8. Fitted base and wall mounted units, work surfaces incorporating a sink with a mixer tap; Gas Cooker, washing machine and fridge included in the sale; shelved storage cupboard; CH Radiator; from here an external side door leads out into the garden; window out into the Conservatory.

**CONSERVATORY:** Approx. 18'8 x 11'8. Accessed from the rear of the Dining area, double glass doors into the Conservatory which is a lovely addition to the living space for the property; windows overlooking the rear garden area; CH Radiator; tiled-effect flooring; double doors opening out into the garden.

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**UPPER FLOOR:** Staircase leading to the upper floor landing area with a side-facing window allowing for ample natural light; upper hallway with access to the Bathroom and Bedrooms; walk-in storage cupboard (approx. 3'7 x 9'1) with shelving and electric light (housing the Gas central heating boiler); access via a Ramsay style ladder into a partly floored loft.



**BEDROOM 1:** Approx. 12'4 x 23'10. A generously proportioned main Bedroom, with dual aspect windows, one to the front and the other to the rear of the bedroom; two CH Radiators; ample space for bedroom furniture.

**BEDROOM 2:** Approx. 10'3 x 11'. Another good size Bedroom, with a front-facing window; built-in wardrobe storage (shelving and hanging space); CH Radiator.

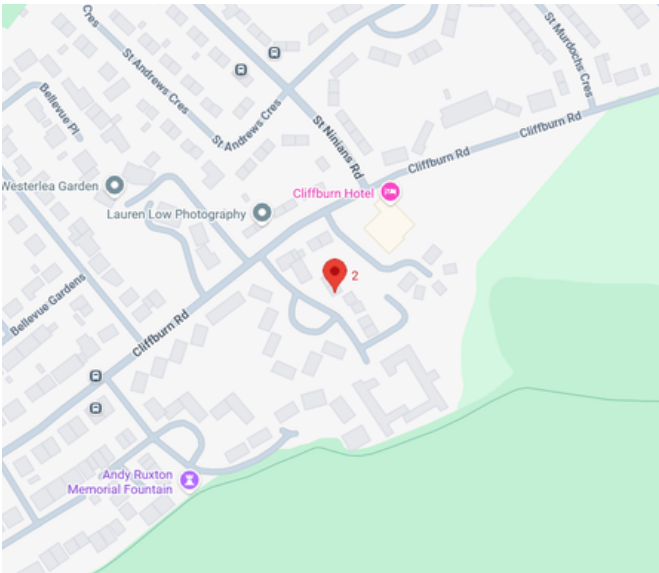
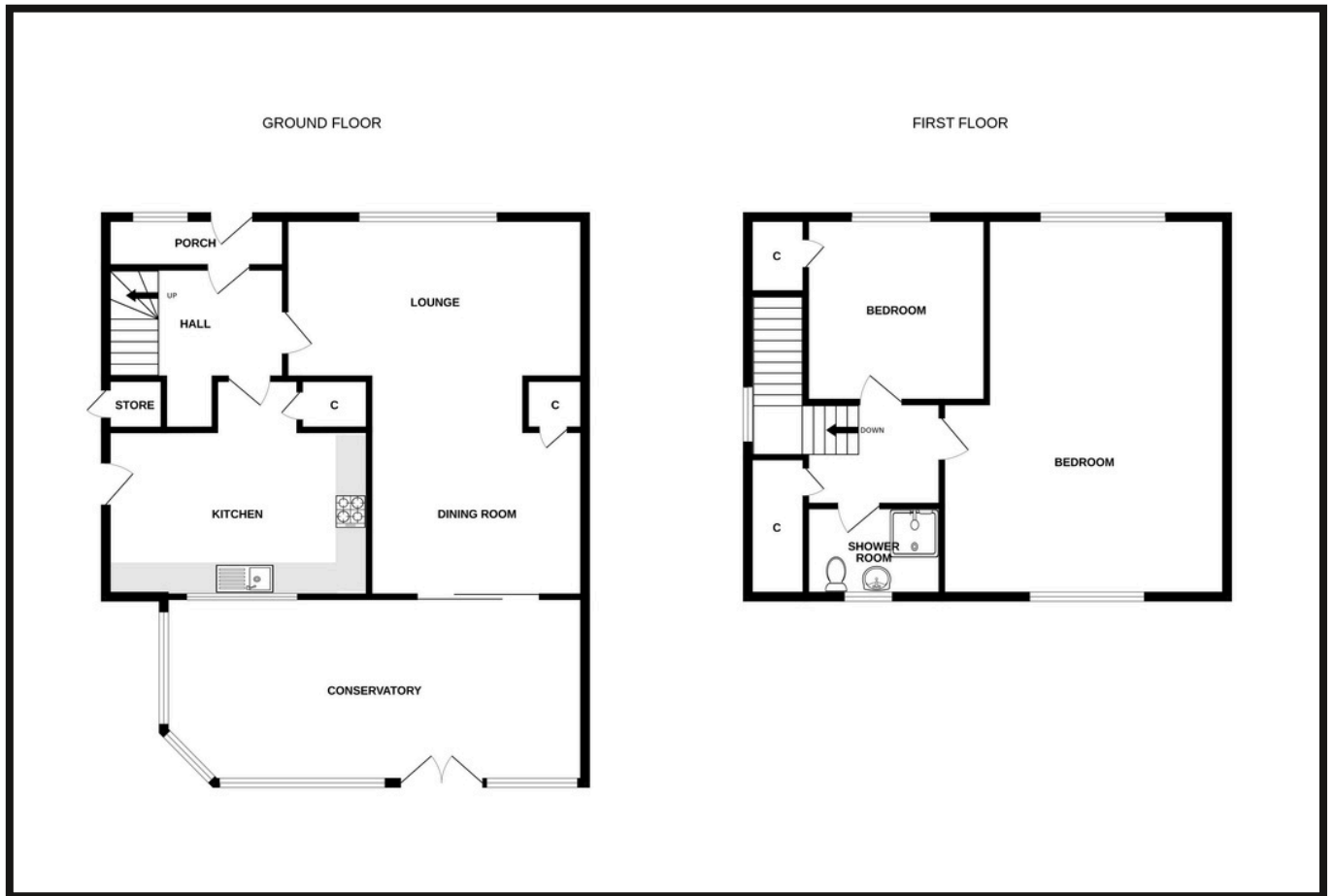
**SHOWER ROOM:** Approx. 6'7 x 5'6. Comprising a two piece bathroom suite (WC., and wash-hand basin) with a corner shower cubicle; bathroom fittings; CH Radiator; Parador style lined ceiling with spotlights; rear-facing window for light and ventilation.

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**GARDENS:** The front garden is laid out with stone-chips, mature shrubs and mature boundary hedging; Patio area enjoying a sunny aspect; Side gate access through to the side of the property where there is brick-built Shed; the rear garden is very established, with mature trees and shrubs, boundary hedging; stone-chip area with mature shrubs and evergreens.



# 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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