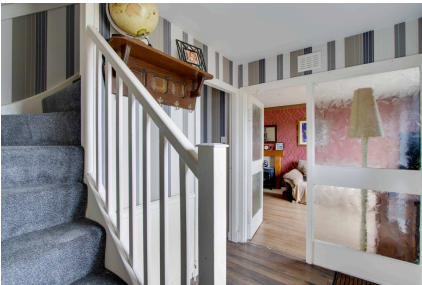


Connelly Yeoman



38 GRAMPIAN GARDENS, ARBROATH, DD11 4AF

DETACHED VILLA



- Set within a sought after residential area close to popular schools and shops
 - A large family home of generous proportions
 - A secluded walled garden with entertainment area and summerhouse
- Single Garage which has had a new roof (May 2026) and recently painted garage door.



OFFERS OVER
£215,000

Property Description

This good sized DETACHED VILLA is located in a very popular and sought after residential area of the town, within easy reach of most central amenities and services, including local shops and supermarkets. Schooling at primary and secondary levels are within walking distance as is the Saltire Leisure Centre and Angus College Campus. Leisure opportunities are abundant including Keptie Pond, the splendid Marina and working harbour, seaside walks and a great selection of playparks. The property offers deceptively spacious accommodation over two floors and benefits from Gas fired central heating and Double glazing. On entering into the property the ground floor comprises a large lounge, a dining room/second sitting room with patio doors leading into the garden, a kitchen, utility room and a shower room. On the upper level three generous bedrooms and a family bathroom.

Externally, the property sits on a large corner plot with easy to maintain stone chip front garden, driveway and garage. To the rear a lovely walled garden laid out to lawn with a patio area and summerhouse.

**ACCOMMODATION COMPRISING:
LOUNGE, KITCHEN, DINING ROOM/SECOND LOUNGE, SHOWER ROOM,
UTILITY ROOM, THREE BEDROOMS, FAMILY BATHROOM**

HALLWAY:

Enter through a wooden door with side glass panel into the hallway which has a good size storage cupboard and laminate flooring. A further cupboard houses the boiler.

DINING ROOM/SITTING ROOM:

Approx. 10'8 x 9'10. An adaptable room with French doors leading into the rear garden.

LOUNGE:

Approx. 20'5 x 12'6. This great size room has a large picture window overlooking the front of the property. There is a wooden floor, ornamental wood burner stove set in an oak fireplace and ample space for furnishings.

KITCHEN:

Approx. 8'10 x 8'6. With a window overlooking the rear garden, ample wall and base units in a limed oak finish. Electric oven, gas hob with extractor above, plumbed for a dishwasher, space for a fridge freezer.

SHOWER ROOM:

Approx. 5'10 x 5'3. Partially lined in Wet Wall with a high level window, a 2-piece white suite and shower cubicle lined in Wet Wall. Chrome mounted towel rail.

UTILITY ROOM:

Approx 10' x 6'1. Overlooking the rear with ample space for more white goods and houses another freezer. tiled flooring.



UPPER HALLWAY:

with storage cupboard

BEDROOM 1:

Approx. 10'3 x 9'7. Rear facing good size room.

BEDROOM 2:

Approx. 9'1 x 8'3. Front facing with laminate flooring.

BEDROOM 3:

Approx. 10'3 x 9'8. Another good size front facing room.

FAMILY BATHROOM:

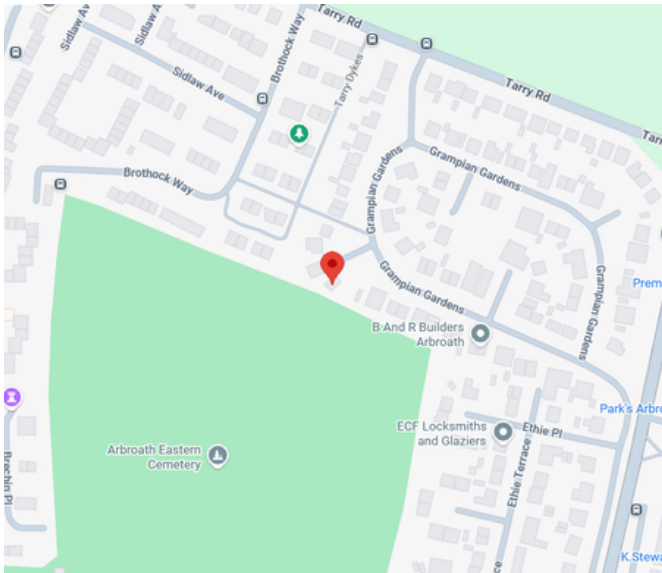
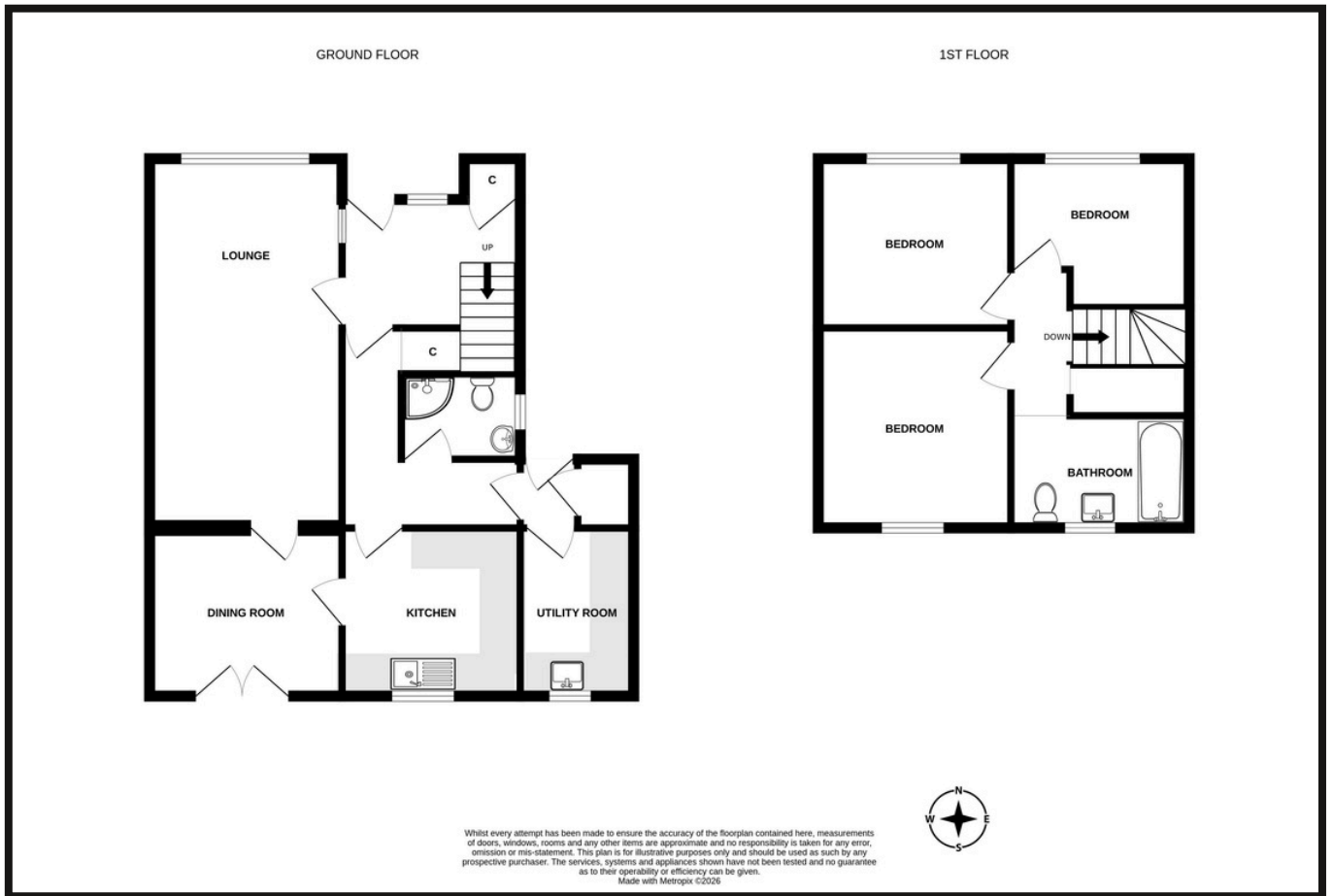
Approx. 9' x 5'10. This family bathroom is partially tiled and has a high level window, a 3-piece white suite and tiled laminate flooring.

GARDENS AND GARAGE:

Set on a large corner plot, the front laid out in stone chips, a driveway with parking for two cars leads to a garage (which is in need of some roof repairs) The extensive rear walled garden is mainly laid out to lawn with a patio area and summerhouse.



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.

**Connelly
Yeoman**

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