

# Connelly Yeoman

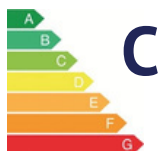


2 INCHCAPE ROAD, ARBROATH, DD11 2DF

DETACHED VILLA



- Spacious Family Home
- Ideally located in a very sought after area
- Lovely views from the upper level bedrooms
- Gas Central Heating & Double Glazing
- Driveway, Garage presently used as a Utility Room, Summerhouse, Hot Tub, Home Office & Shed
- **NEW BOILER WITH 10 YEAR GUARANTEE**
- **HOME REPORT VALUATION £315,000**



OFFERS OVER  
**£295,000**

# Property Description

This well presented spacious DETACHED VILLA is located in a highly sought after residential area of the town. Primary and secondary schools and Dundee & Angus College are within walking distance as are a good selection of local shops and supermarkets. There are numerous leisure opportunities in Arbroath including sports centres, playparks, the splendid marina and working harbour, Keptie pond and cliff top walks. The property offers spacious accommodation and benefits from double glazing and newly installed Gas fired central heating boiler. This property provides ample space for family living, the ground floor comprises lounge, kitchen, family bathroom and two bedrooms and the upper level a further two bedrooms with sea views and a shower room. The easy to maintain gardens provide ample space for entertaining with a Summer House, & Hot Tub, easy to maintain astro turf area, patio, additional summer house/home office, and shed being included in the sale. The Garage is currently used for storage with a utility room and could easily be reverted back.

**ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, LOUNGE, KITCHEN, FAMILY BATHROOM, FOUR BEDROOMS, SHOWER ROOM, SUMMER HOUSE.**

**ENTRANCE VESTIBULE/HALLWAY:** Through a double glazed door into this vestibule and through an glass and oak door into the hallway. The hallway has wood panelling to dado height and a large walk in storage cupboard with light with under floor access hatch. A wooden and glass staircase leads to the upper level.

**LOUNGE:** Approx. 19' x 12'. Through an oak door into the lounge with rear facing bay window with window seat. With ample room for furnishings, herringbone effect floor, modern vertical radiator and door access into the lovely sunny rear garden.

**KITCHEN:** Approx. 12'8 x 11'4. Front facing with a door leading to the side giving access to the garden and garage. fitted with modern base and wall units with wood effect coordinating work surfaces incorporating a coloured sink with mixer tap. Integrated fridge/freezer, dishwasher and an induction hob with extractor hood above. A large breakfast area with seating and storage underneath. Karndeian flooring.

**BEDROOM 1:** Approx. 14'1 x 14'. A ground floor room with rear facing bay window overlooking the garden and a second window to the side allowing lots of natural light.

**BEDROOM 2:** Approx. 10' x 11'4. Another ground floor bedroom with ample room for furnishings and front and side facing windows.

**FAMILY BATHROOM:** Approx. 9'10 x 6'1. On the ground floor this room has a bath with shower to tap, separate shower cubicle housing a power shower with hand held and deluge attachments with concrete/wood effect Wet Wall. A wash hand basin, and WC and tiled effect Karndeian floor and a heated towel rail. A front facing window provides lots of natural light.

**UPPER FLOOR:** A wooden staircase with glass balustrade leads to the first floor where a front facing Velux window gives lots of natural light. Downlights to the ceiling.



**SHOWER ROOM:** Approx. 7'10 x 4'9. Shower enclosure housing a power shower with glass shower screen finished off with tiling. Vanity unit incorporates the wash hand basin. WC. Heated towel rail.

**BEDROOM 3:** Approx. 12'5 x 13'6. One wall has a large wardrobe space with mirrored sliding doors, access into the eves where the central heating boiler is stored. A rear facing Velux window with lovely views over the East coast and beyond.

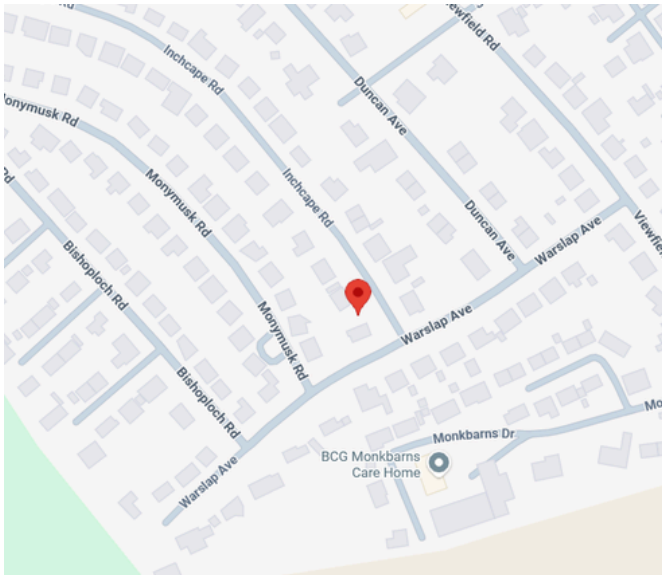
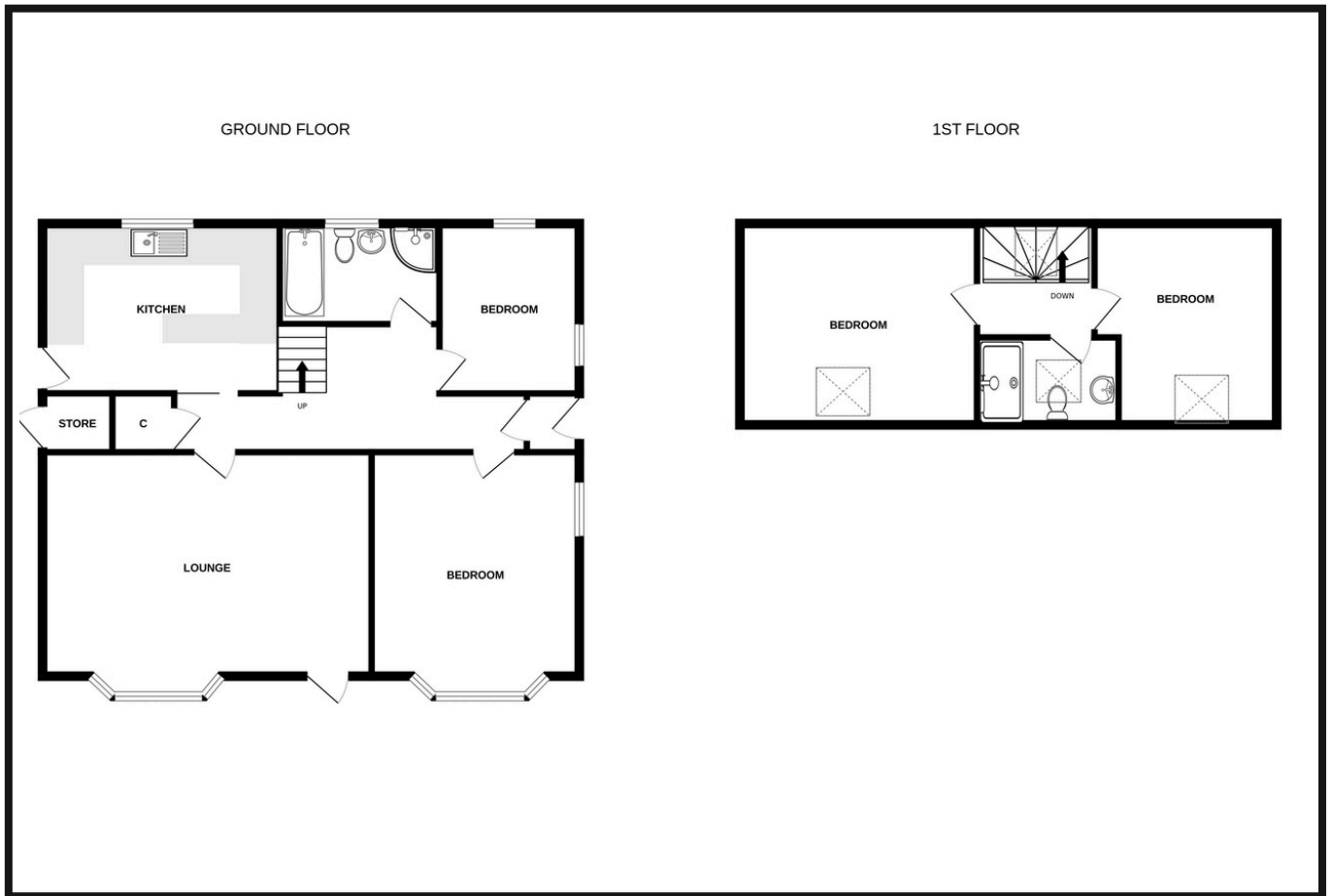
**BEDROOM 4:** Approx 13'6 x 13'. Shelved and hanging wardrobe with sliding mirror doors, access into the eves, a Velux window with views over the East coast and beyond.

**SHOWER ROOM:** Approx. 7'10 x 4'9. Shower enclosure housing a power shower with glass shower screen finished off with tiling, a vanity unit incorporating the wash hand basin and a WC, heated towel rail and Karndeane type flooring.

**OUTSIDE:** The front garden has a large stone chipped driveway providing parking for several cars, leading to the garage which at the moment is currently split for storage space and a utility room but could be easily converted back. Electric charging point and a shed. The rear and side gardens are fully enclosed and gives access to the utility room measuring Approx. 7'5 x 9'. which is plumbed for a washing machine, space for a tumble dryer and plenty of storage. A summer house which has power and light and could be used as a home office and measures Approx. 12'5 x 9'1. A further shed for storage. An easily maintained garden with large patio area, Astro turf area, a sunny seating area to the side which is stone chipped. To the bottom of the garden a hot tub which will be included in the sale.



# 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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Yeoman**

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