

# Connelly Yeoman



**80 FORRESTAL STREET  
EDZELL WOODS, EDZELL DD9 7XG**

**END TERRACED VILLA**



- Attractive End Terraced Villa offering deceptively spacious accommodation
- Pleasant mature woodland setting within easy reach of Edzell Village and Brechin town
  - Oil Fired Central Heating, Double Glazing, ample storage
- Mature gardens to the front and rear, side driveway area offering off-street car parking



OFFERS OVER  
**£100,000**

# Property Description

This attractive END TERRACED VILLA is ideally located along a pleasant, leafy garden street within the popular residential area of Edzell Woods, located on the periphery of Edzell Village and within easy reach of Brechin town, where a whole host of local shopping, amenities and services can be found. The property offers well proportioned accommodation over two floors and benefits from Oil fired central heating and Double glazing. Externally, the front garden area is mostly laid to stone-chips and there is an off-street driveway area located to the side, with gated access to the front. A side gate access leads around to the rear of the property which is mostly laid to stone-chips, all fence enclosed, with clothes drying poles and a paved patio area, ideal for outdoor seating; Summerhouse included in the sale. Whilst perhaps now requiring a program of upgrading and modernisation, the property represents an ideal buy and early viewing is recommended.

**ACCOMMODATION COMPRISING:** ENTRANCE VESTIBULE/PORCH, INNER HALLWAY, WC/CLOAKROOM, LOUNGE & DINING AREA, KITCHEN; UPPER FLOOR:- BATHROOM, 3 DOUBLE BEDROOMS.

**ENTRANCE VESTIBULE/PORCH:** Approx. 4'10 x 13'7. Enter into the front of the property via an entrance vestibule/porch, which is a good size and has coat hooks for storage, there are windows which allows for ample natural light. Glazed internal door leads into the Hallway.

**INNER HALLWAY:** A welcoming inner Hallway, which has a cupboard housing the electrics and an under-stair storage cupboard offering excellent storage with shelving and coat hooks; staircase leading to the upper floor accommodation.

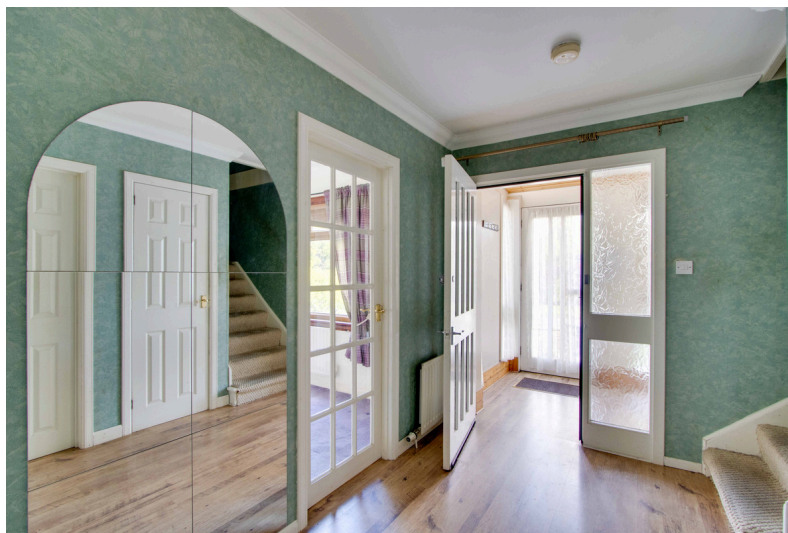
**WC/CLOAKROOM:** Approx. 7'2 x 4'8. Comprising a two piece white bathroom suite with the wash-hand basin set in a vanity unit with storage below; further base storage units; wall mounted mirror; ceiling downlights.

**LOUNGE & DINING AREA:** Approx. 23'4 x 11'2. A bright and spacious room, with a front-facing window overlooking the front garden and sliding Patio doors to the back of the room lead out into the rear garden; focal point fireplace with a wooden mantle incorporating an Electric Fire; ample space to for dining table and chairs; CH Radiator. A glass panel door leads from the dining area through into the Kitchen and a further door into the Hallway.

**KITCHEN:** Approx. 9'9 x 11'6. The Kitchen is a good space, fitted with a range of base and wall mounted storage units, co-ordinating work surfaces; composite sink with mixer tap; Built-in Electric Oven, 4 burner Electric Hob with extractor hood above; plumbing and space for automatic washing machine and space for a full height fridge/freezer; breakfast bar area for casual/everyday dining; CH Radiator; rear-facing window overlooking the rear garden; external door out into the garden.

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**UPPER FLOOR:** Staircase leading to the upper floor landing area, with two built-in storage cupboards (one a linen cupboard with shelving and the other for household items; access to the Bathroom and Bedrooms.



**BATHROOM:** Approx. 4'8 x 7'. Comprising a three piece white bathroom suite with a mains power shower over the bath; fully tiled walls; wall mounted mirror; tiled flooring; chrome heated towel rail.

**BEDROOM 2:** Approx. 10'6 x 11'5. A double size Bedroom, with a rear-facing window; fitted carpeting; built-in wardrobe space with sliding doors; CH Radiator.

**BEDROOM 1:** Approx. 14'5 x 11'7. Another double size Bedroom, with a rear-facing window; built-in wardrobes with sliding doors; fitted carpeting; CH Radiator.

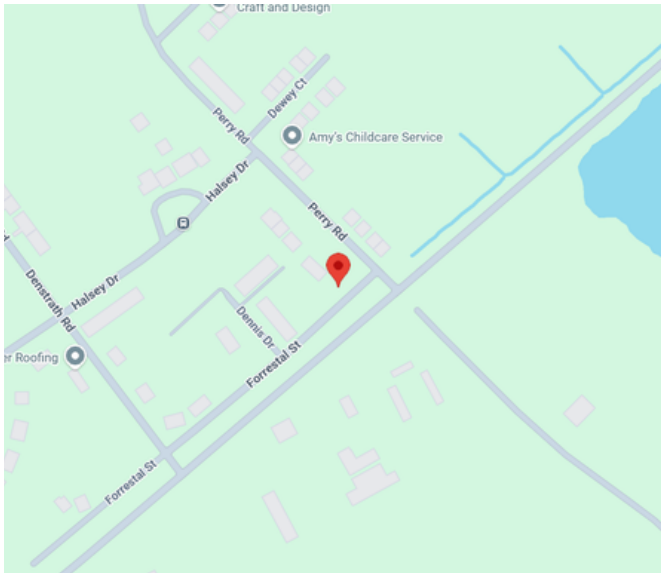
**BEDROOM 3:** Approx. 10'11 x 9'3. Double size Bedroom, with a front-facing window; built-in wardrobes and further wardrobe fitment which is included in the sale; fitted carpeting; CH Radiator.

**GARDENS:** The front garden area is mostly laid to stone-chips and there is an off-street driveway area located to the side, with gated access to the front. Outside power sockets, outside water tap. Side gate access leading around to the rear of the property. The rear garden is laid to stone-chips, all fence enclosed, with clothes drying poles and a paved patio area, ideal for outdoor seating; Summerhouse included in the sale; further shared Boiler Room (shared with the adjoining property) which houses the oil fired central heating boiler with gate access. Storage Outbuilding. Side garden area with timber Garden Shed included. Oil Tank located in the rear garden

**NB** As this property is non-standard construction the lending facilities may be restricted to certain lenders.



# 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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