

# Connelly Yeoman



**“GREENLEA” COLLISTON  
BY ARBROATH DD11**

**SEMI DETACHED VILLA**



- **Traditional stone-built Semi Detached Villa offering spacious accommodation over two floors**
  - **Located in the popular semi-rural village setting of Colliston, By Arbroath**
  - **Gas Fired Central Heating, Double Glazing, ample storage**
- **Off-road car parking area to the front, Extensive rear garden all neatly laid out**



**OFFERS OVER  
£240,000**

# Property Description

This traditional style, stone-built SEMI DETACHED VILLA is located in the ever popular semi-rural village of Colliston, within easy reach of Arbroath town centre and amenities. Arbroath town boasts a whole host of amenities and services, including an array of national supermarkets and local shops, the main east coast railway station and the D&A College, together with the lovely coastal areas of the town. The property offers spacious accommodation over two floors, benefits from Gas fired central heating, Double glazing and most of the generously proportioned room have fine open views out over the countryside and fields. Externally, to the front of the property is an off-road cobbled driveway. Located to the rear of the house is an extensive rear garden, laid out in large patio, patio steps leading up to a grassed area and a further tiered garden area where there is a large Shed, all with borders of mature shrubs, bushes and plants. Early viewing is recommended to appreciate.

**ACCOMMODATION COMPRISING:** ENTRANCE HALLWAY, OFFICE ROOM, SITTING ROOM, KITCHEN, REAR HALLWAY, LOUNGE; UPPER FLOOR:- 3 DOUBLE BEDROOMS, FAMILY BATHROOM.

**ENTRANCE HALLWAY:** Entering into the front of the property into the Hallway, with the first room which is being used as an Office space. There is wood flooring in the Hallway.

**OFFICE ROOM:** Approx. 11'6 x 8'6. A useful ground floor room, presently set up as a Home office workspace, with a window which looks through into the rear hallway, allowing for natural light. CH Radiator. Ceiling spotlights.

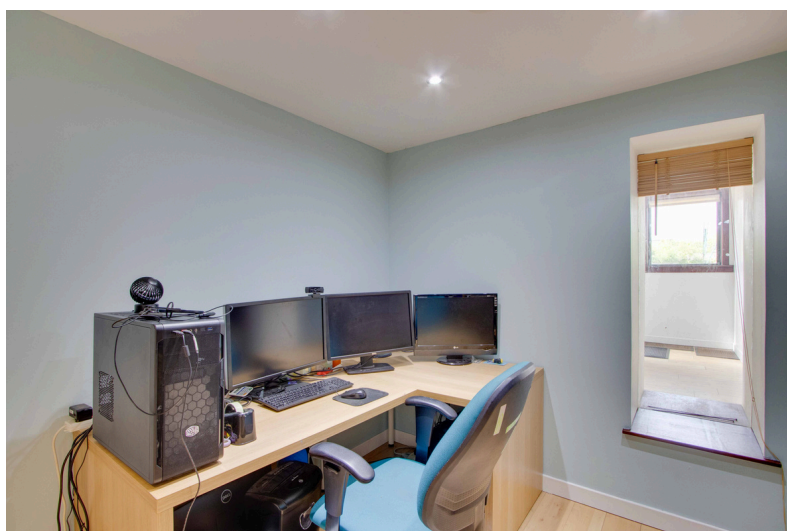
**SITTING ROOM:** Approx. 15'11 x 11'8. This is the first of the public rooms, a bright and spacious room with a window overlooking the front, out over open countryside and fields. Wood flooring. CH Radiator.

Leading through from the Hallway there are French doors and small set of steps up into the Kitchen.

**KITCHEN:** Approx. 14'5 x 11'5. A spacious Kitchen which is fitted with a range of base and wall mounted storage units, worktop surfaces and stainless steel sinktop. Tiled splashbacks. Built-in Gas Hob with extractor above, Electric Oven below the Hob. Space for a free-standing fridge/freezer. Plumbing and space for an automatic washing machine. Tiled-effect flooring. Ceiling downlights. A large window overlooks the extensive rear garden area.

**REAR HALLWAY** with an under-stair storage cupboard (housing the boiler) and a window which gives views over the rear garden, an external back doors leads out onto the large patio area (with a right of access down the side of the property). Staircase leading to the upper floor, with a large rear window. Further window on the staircase allowing for views over the rear garden.

**LOUNGE:** Approx. 18' x 15'2. A second public room with a window overlooking the front of the property and out over the open fields. Focal point fireplace with a white wood surround and mantle incorporating an Electric fire. CH Radiator.



**UPPER FLOOR:** Landing area with ceiling hatch access into the loft space which is partially floored for storage purposes.

**MASTER BEDROOM 1:** Approx. 15'9 x 12'4. A spacious master bedroom, with a front-facing window offering superb uninterrupted views out over the open fields and beyond. There is also a rear-facing window allowing for lots of natural light into the room. Wall to wall built-in suite of wardrobes. CH Radiator.

**BEDROOM 2:** Approx. 11'6 x 9'4. Another spacious bedroom, with a front-facing window offering super open views over the fields. Two sets of built-in double wardrobes. CH Radiator.

**BEDROOM 3:** Approx. 12'3 x 9'5. Spacious third bedroom, with a front-facing window offering fine views. Three sets of built-in double wardrobes. CH Radiator.

**FAMILY BATHROOM:** Approx. 10'11 x 6'. Comprising a three piece white bathroom suite; feature free-standing bath with roll-top; separate quadrant shower cubicle with wet wall panel finish; wall tiling to the other walls. There is a vanity unit below the wash-hand basin with drawers and a cupboard. Chrome wall mounted CH towel rail. Tiled floor. Parador style lined ceiling with downlights. Opaque glazed rear-window.

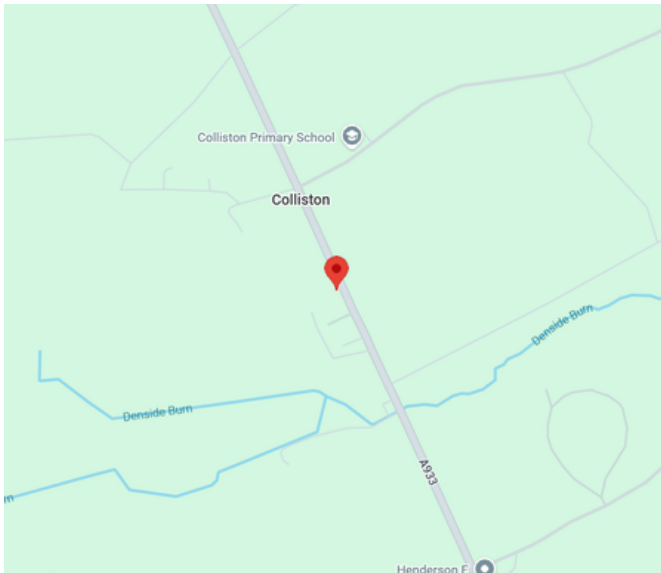
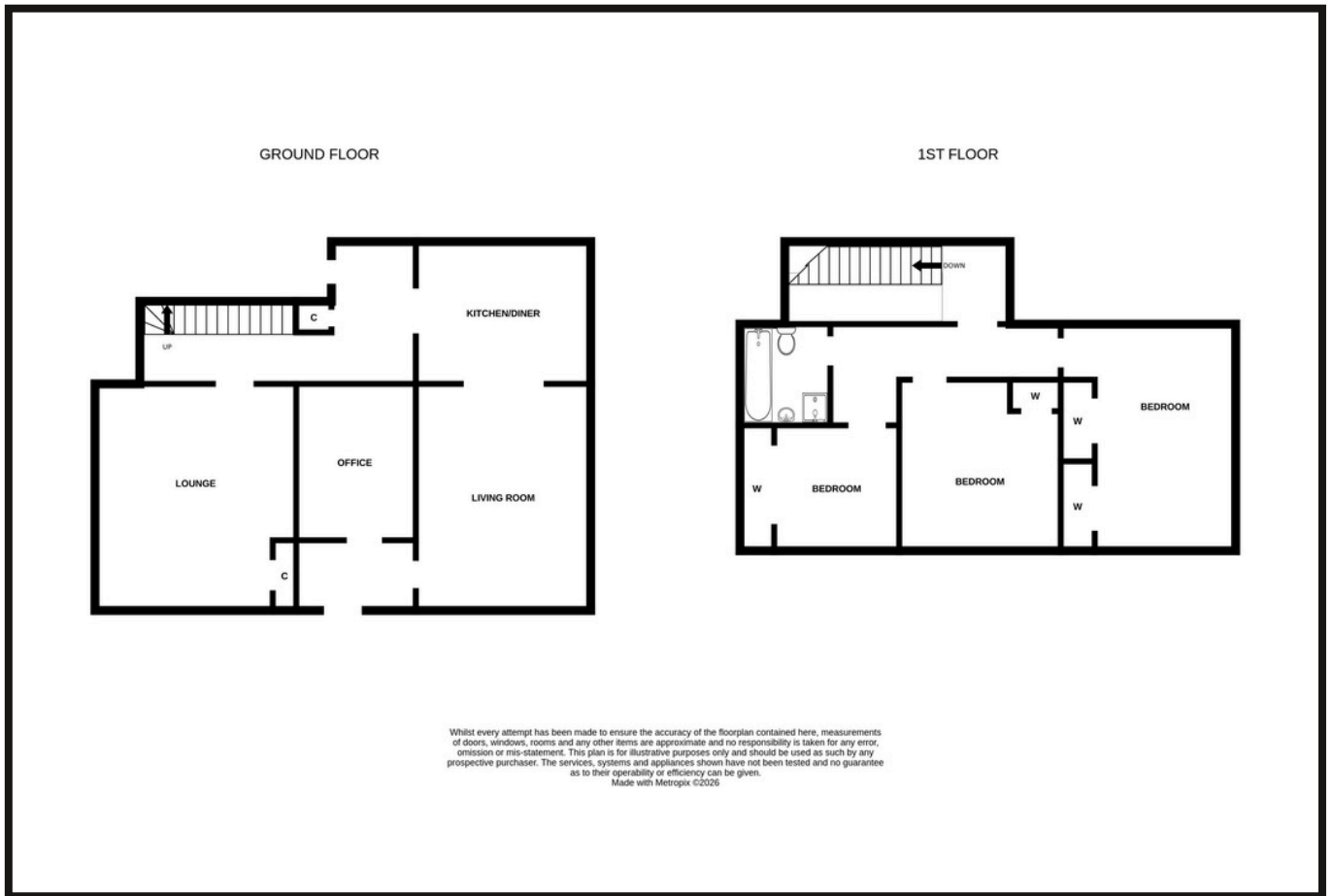
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**GARDENS:** To the front of the property is an off-road cobbled driveway.

There is an extensive area of garden to the rear, laid out in large patio area, patio steps leading up to a grassed area and a further tiered garden area where there is a large Shed. Borders of mature shrubs, bushes and plants. Further access from the side of the property with a door that leads out from the Kitchen.



# 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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