

# Connelly Yeoman



13 BANKHEAD CRESCENT,  
ARBROATH, DD11 2DP

SEMI DETACHED VILLA



- Spacious and well presented family home
- Highly sought after area close to schools
  - Gas Central Heating, Double Glazing,
- Gardens, driveway, Garage, Garden Office and Summerhouse



OFFERS OVER  
**£215,000**

# Property Description

This spacious SEMI DETACHED VILLA is located in a popular 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 gas central heating and double glazing. The ground floor comprises of a large open plan dining kitchen with a playroom area and flows into the lounge, a family bathroom and the nursery. The upper floor has two good size bedrooms with storage and one en suite. There is a gated driveway and garage, the front neatly laid out with ease in mind. A side gate leads into the secluded rear garden where a summer house is currently being used as a play room and the shed has been converted into a home office with full insulation and underfloor heating.

**ACCOMMODATION COMPRISING: ENTRANCE HALL, OPEN PLAN LOUNGE, FAMILY/DINING KITCHEN AND PLAYROOM, FAMILY BATHROOM, NURSERY, TWO DOUBLE BEDROOMS, EN SUITE, GARDEN OFFICE, SUMMERHOUSE.**

**ENTRANCE HALLWAY:** Enter through the main front door into the hallway which has grey laminate flooring and a large understairs storage cupboard.

**BATHROOM:**  
Approx. 6'10 x 6'5. This family bathroom has a three piece white suite with an over the bath shower, tiling to the bath area, vanity unit storage with marbled effect top, a large high level window and downlights.

**LOUNGE:**  
Approx. 13'5 x 11'7. A good size lounge decorated in modern colours and has a front facing window overlooking the front garden. Open through to the playroom and dining/kitchen area.

**BEDROOM 3:**  
Approx. 10'4 x 8'6.  
On the ground floor and currently being used as a nursery and has a high level window.

**KITCHEN:** Approx. 15'9 x 11'7. This large family kitchen has a window overlooking the rear garden, wall and base units in cream with oak effect work surfaces and matching breakfast bar and a tiled splashback. There is an electric oven and gas hob with extractor hood, tumble dryer, dishwasher, plumbed for a washing machine and space for a fridge/freezer and downlights. French doors lead out into the rear garden and the nice wooden floor flows from the kitchen into the play area.

**PLAY AREA:**  
Approx. 12' x 8'2. With wall panelling and currently being used as a play area this room would make a perfect dining room or snug. An archway leads into the dining kitchen.



**UPPER FLOOR:** A carpeted staircase leads to the upper floor landing which has a large linen cupboard. A large window gives lots of natural light and a hatch gives access to the attic.

**BEDROOM 1:**

Approx. 12'10 x 9'11. With a front facing window and a wall of built in wardrobes with mirrored sliding doors, this room offers lots of storage. Further space into the eaves for storage. A door leads to the en-suite.

**EN SUITE:**

Approx. 8'4 X 5'6. The en suite has a walk-in shower, the wash hand basin and WC are set into grey high gloss vanity units. Finished off in a concrete effect Wet Wall throughout, chrome mounted towel rail, Parador style ceiling with downlights and a roof window.

**BEDROOM 2:**

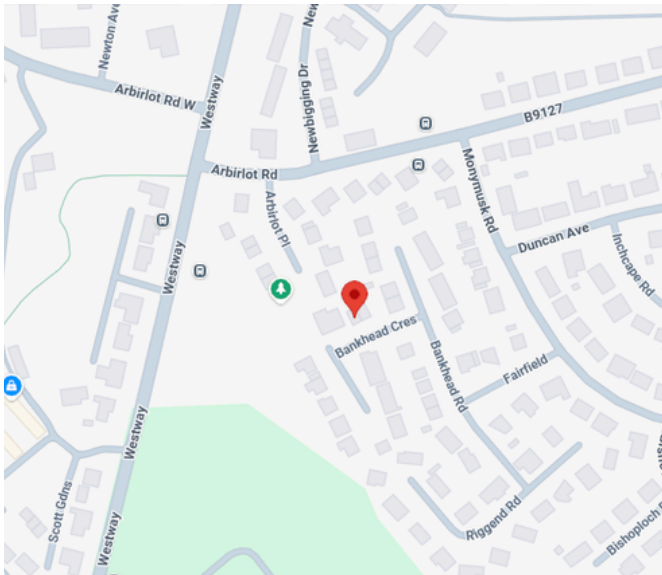
Approx. 10'11 x 10'1. A good sized bedroom with built in storage and a large window overlooking the rear.

**GARDENS & GARAGE:**

A gated driveway with space for several cars leads to the Garage. To the front there is a rockery area with established shrubs and bushes and a chip stone area and a small seating area. The rear garden has a shed which has been converted into a home office complete with under floor heating and is fully insulated. A lovely large summerhouse is currently being used as a playroom/den. There is a large decked area and side access into the garage.



# 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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