

# Connelly Yeoman



52 LETHNOT ROAD, ARBROATH, DD11 5EG

SEMI DETACHED VILLA



- Spacious and well presented villa
- Ideally located in a popular area and school catchment for Hayshead Primary School & Arbroath Academy.
  - Gas central heating, double glazing and wood burning stove.
  - Generous corner plot with monoblock driveway



OFFERS OVER  
**£155,000**

# Property Description

This spacious EXTENDED 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 has a lovely wood effect Amtico flooring running throughout and comprises of a large lounge with dining area and kitchen with door leading out into the rear garden. The upper level has three good size bedrooms and a family bathroom. The front of the property has a driveway for several cars and a side gate leads to the secure rear garden which is laid out in lawn and established shrubs. There is a stone built shed.

**ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, LOUNGE/DINING ROOM, KITCHEN, THREE BEDROOMS, BATHROOM**

## **INNER HALLWAY:**

A welcoming hallway gives way to a staircase with side facing window, an understairs cloak cupboard houses the fuse board.

## **LOUNGE/DINING ROOM:**

Approx. 21'2 x 17'6. A lovely front facing room with a bay window, open plan through to the dining room which has a further rear window overlooking the garden. The lounge has a feature wood burning stove and a shelved storage cupboard and the dining area has ample room for dining furniture.

## **KITCHEN:**

Approx. 8'6 x 14'3. Fitted with modern base and wall units with coordinating work surfaces and incorporating a stainless steel sink with mixer tap. An impressive Stoves range cooker with double oven, grill, slow cooker, 7-burner gas hob and extractor hood. Further integrated appliances include a fridge/freezer, washing machine, tumble dryer and wine cooler. A window overlooks the front of the property and a door leads out into the rear garden. Finished off with under unit lighting and downlights to the ceiling.

## **UPPER FLOOR:**

The staircase leading to the upper floor landing area where a hatch via a Ramsay style ladder gives access to the attic which is partially floored.

## **BEDROOM 1:**

Approx. 15'4 x 9'. With two front facing windows this room has ample room for furniture and a storage cupboard.

## **BEDROOM 2:**

Approx. 11'10 x 9'4. A double room with rear facing window.



**BEDROOM 3:**

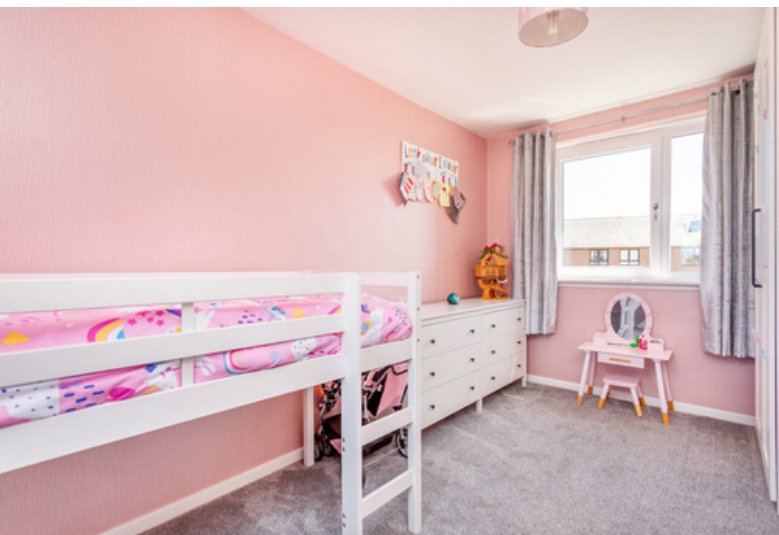
Approx. 8'7 x 14'3. another good size room with both front and rear facing windows.

**FAMILY BATHROOM:**

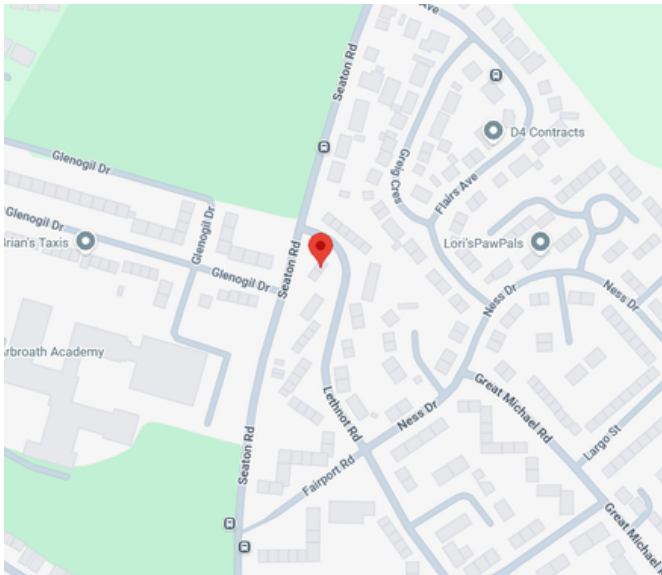
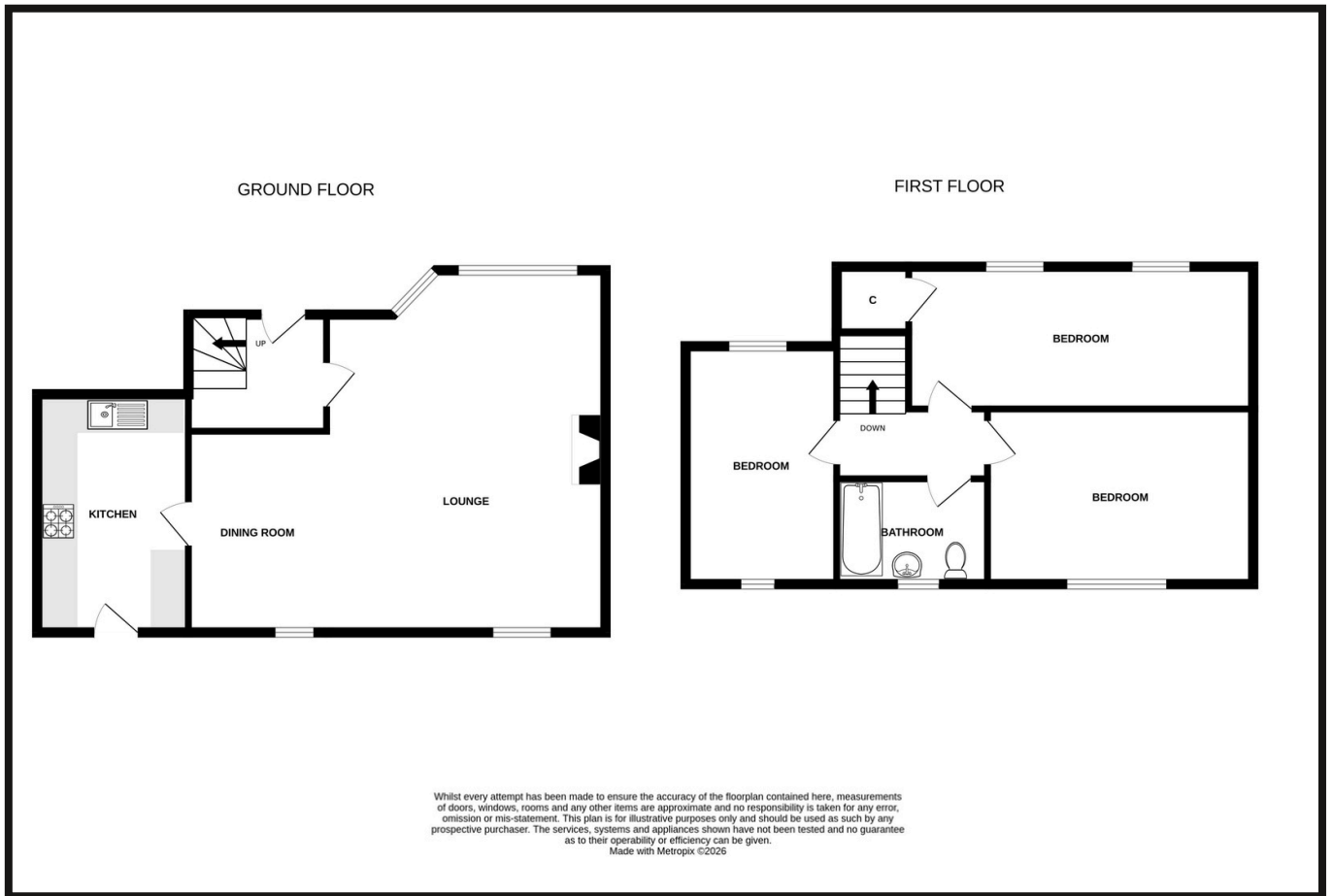
Approx. 6'6 x 6'. A 3-piece suite with shower over the bath, rear facing window and barroom fitments.

**GARDENS & GARAGE:**

Large driveway to the front of the property with parking for several cars and an outside tap. There is access down the side to a gate leading to the secure rear garden. The rear garden is laid out in lawn and established shrubs and has a brick built shed.



# 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**

**tspc**

Connect with us

