

Connelly Yeoman

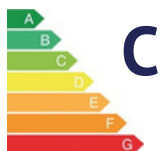


53 ST. VIGEANS ROAD
ARBROATH DD11 4DL

FIRST & SECOND FLOOR
MAISONETTE



- Spacious and well presented 3 Bedroom First and Second Floor Maisonette property
- Ideally located in a popular residential area within easy reach of central amenities
- Gas Fired Central Heating, Double Glazing, neutral decor, modern fittings and fixtures
 - Easily maintained private Garden area to the rear, Residents' car parking areas



OFFERS OVER
£105,000

Property Description

This attractive, bright and airy FIRST & SECOND FLOOR MAISONETTE property is ideally situated in a popular residential area of the town, close to many central amenities and services including local shops, a wide selection of national supermarkets, D&A College campus and the main east coast railway station serving Arbroath is also within easy reach. The property provides generous accommodation over two levels, has been well maintained and offers fresh neutral decor, modern fittings and fixtures, and enjoys the benefits of Gas fired central heating, double glazing and has ample storage.

Outside, to the rear of the building is a private garden area which is all laid to paving slabs for easy maintenance, and a wooden decking area to the back, all fence enclosed, and a timber Shed for external storage. There are off-street residents' car parking areas, both to the front and rear. Early viewing is highly recommended.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, LOUNGE & DINING AREA, BREAKFASTING KITCHEN; **UPPER FLOOR:-** WC/TOILET, BATHROOM, 3 BEDROOMS.

Communal entrance stairwell leading up to the property; external door into the Hallway.

ENTRANCE HALLWAY: A welcoming Hallway which is fully carpeted; high-level electric meter; built-in under-stair storage cupboard with coat hooks and ample storage space. CH Radiator.

LOUNGE & DINING AREA: Approx. 11'3 x 19'. Glazed panel door into the bright and spacious Lounge, which has ample space for dining; carpeted to the Lounge area and with wood-effect flooring at the Dining area to the back; two front-facing windows allow of ample natural light; neutral decor; CH Radiator.

BREAKFASTING KITCHEN: Approx. 14'5 x 10'1. The Kitchen is fitted with a range of modern base and wall mounted units, co-ordinated work surfaces and a stainless steel sink with mixer tap; Built-in Electric Oven and Grill, 4 burner Electric Hob with an extractor hood above; breakfast bar area with space for casual dining; two rear-facing windows allow for ample natural light; wall mounted Gas central heating boiler; space for a free-standing fridge/freezer; plumbing and space for automatic washing machine and dishwasher which will all remain; CH Radiator.

UPPER FLOOR: Carpeted staircase leading to the upper floor landing area; built-in storage cupboard with fitted shelving; access into the WC/Toilet; ceiling hatch access into the loft space with a fitted loft ladder.

WC/TOILET: Approx. 4'10 x 3'6. Comprising a two piece white bathroom suite, WC., and wash-hand basin, wet wall panel finish; chrome heated CH towel rail; tiled-effect vinyl flooring.



BATHROOM: Approx. 5'4 x 8'6. A modern, well appointed Bathroom, fitted with a three piece white suite, with the wash-hand basin set in a vanity unit with storage below; mains power shower above the bath; full wall tiling throughout; tiled-effect flooring; ceiling downlights; wall mounted LED mirror; opaque glazed window.

BEDROOM 1: Approx. 9'10 x 8'10. This bedroom is used as a home office space by the current owners but would make an ideal third bedroom; rear-facing window; neutral decor; wood-effect flooring; CH Radiator.

BEDROOM 2: Approx. 11'3 x 8'6. This is a bright double size Bedroom, with a front-facing window; built-in double wardrobe with sliding mirror doors; ample storage space; fitted carpeting; CH Radiator.

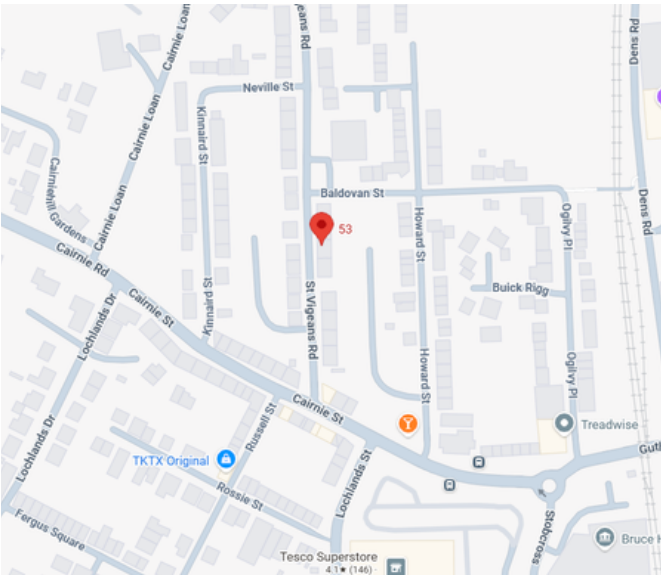
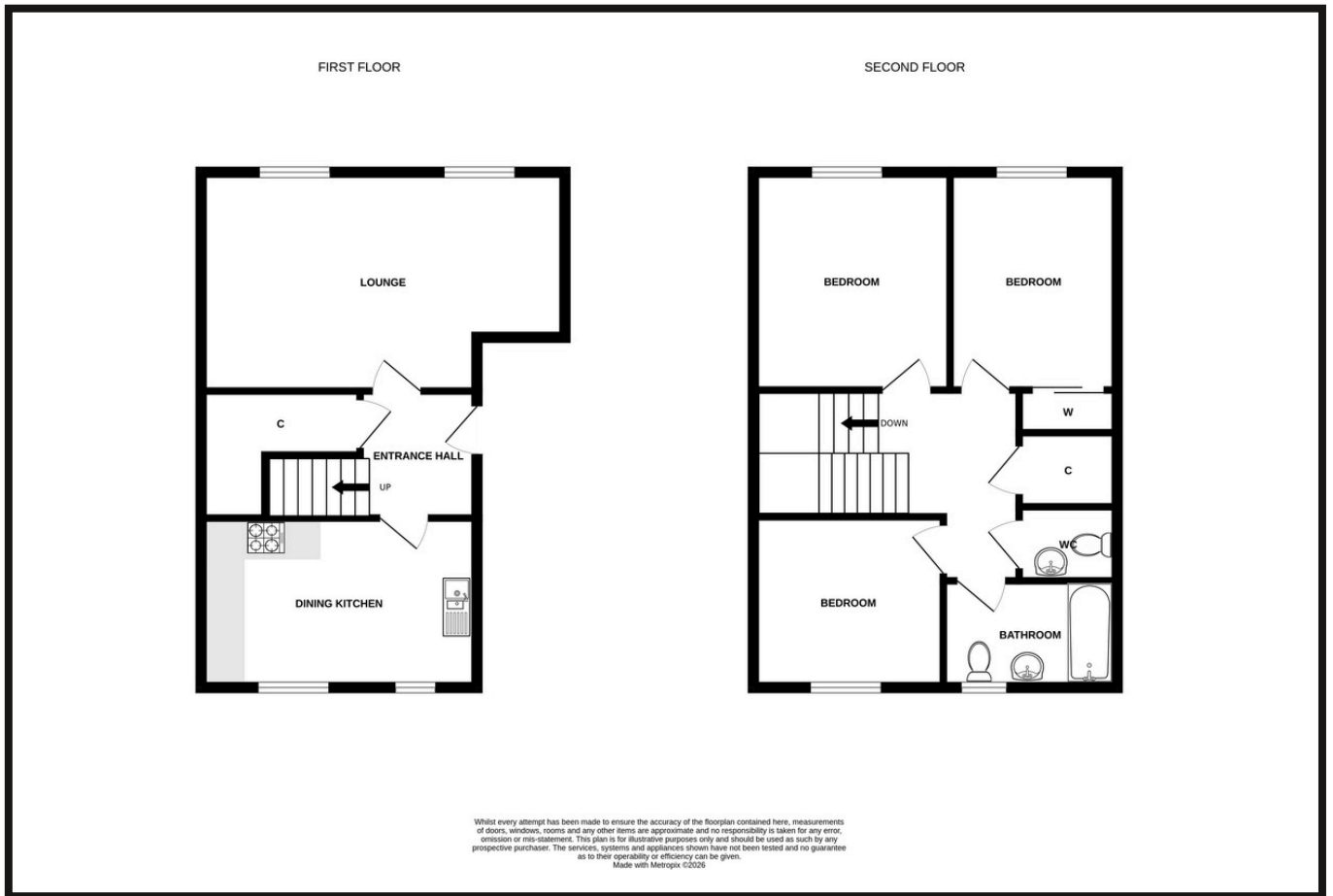
BEDROOM 3: Approx. 9'11 x 11'4. Another bright double size Bedroom, with a front-facing window; built-in triple wardrobe with sliding mirror doors; ample storage space; neutral decor; fitted carpeting; CH Radiator.

GARDENS: To the rear of the building is a private garden area which is all laid to paving slabs and a wooden decking area to the back, all fence enclosed, and a timber Shed for external storage.

There are off-street car parking areas, both to the front and rear of the building.



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**

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