

Connelly Yeoman



**59 PARKVIEW GARDENS
ARBROATH DD11 4JN**

SEMI DETACHED VILLA



- **Spacious and well presented 3 Bedroom Semi Detached Villa with Sun Room**
 - Located in a popular and sought after residential area of Arbroath
 - Gas Fired Central Heating, Double Glazing, modern neutral decor
- Neatly laid out and well tended Gardens, stone-chip driveway with off-street car parking



OFFERS OVER
£230,000

Property Description

This attractive and well presented SEMI DETACHED VILLA occupies a corner garden site and is located within a much sought after, established residential area of Arbroath, close to local schools, Sports Centre and within easy reach of central amenities and services. The property has been well maintained and enjoys the benefits of Gas fired central heating and Double glazing. Internal decor is neutral and fresh, together with modern fitting and fixtures. Entering into the property via the Vestibule and Inner Hallway there is a useful ground floor Shower Room, bright Lounge and a modern Dining Kitchen leading through into the rear extension Sun Room; on the upper floor there are 3 good sized Bedrooms and a modern Bathroom. Externally, the spacious front garden area is laid to lawn for easy maintenance, with a chipstone driveway to the side of the property offering ample off-street car parking. The fully enclosed rear garden is mostly laid to lawn, with a paved patio area for outside seating. Overall, this is a fine example of a modern, contemporary home, which must be viewed to fully appreciate and early viewing is recommended.

ACCOMMODATION COMPRISING: ENTRANCE VESTIBULE, INNER HALLWAY, SHOWER ROOM, LOUNGE, DINING KITCHEN, SUN ROOM; UPPER FLOOR:- 3 BEDROOMS, BATHROOM.

ENTRANCE VESTIBULE: Double glazed front entrance door into the Vestibule, which is carpeted, has coat hooks for storage and the controls for the security system. A glass panel door leads through into the Inner Hallway.

INNER HALLWAY: A welcoming Hallway, which is fully carpeted and has a deep under-stair storage cupboard. CH Radiator. Carpeted staircase leading to the upper floor accommodation. Access from the Hallway to the ground floor Shower Room, Lounge and Dining Kitchen.

SHOWER ROOM: Approx. 5'5 x 7'2. Comprising a two piece bathroom suite, with a separate shower enclosure housing a mains power shower; CH Radiator; full wall tiling; front-facing opaque glazed window.

LOUNGE: Approx. 13'6 x 12'10. A lovely bright and well proportioned Lounge, with a front-facing window; neutral decor and fitted carpeting; CH Radiator; glass panel door leads into the Dining area.

DINING KITCHEN: Approx. 20'8 x 9'8. The Kitchen is fitted with a range of base and wall mounted units, co-ordinated work surfaces and stainless steel sink; **Kitchen appliances to include:- Electric Oven, 4 burner Gas Hob and concealed extractor hood above;** plumbing and space for an automatic washing machine; space for a full height fridge/freezer; rear-facing window overlooking the back garden; ceiling downlights; wood-effect flooring in the kitchen area, with fitted carpeting in the dining area; neutral decor; CH Radiator. Sliding patio door leads off into the Sun Room.

SUN ROOM: Approx. 13'1 x 12'. This room forms a rear extension to the property, with views over the rear garden and double Patio doors leading out; CH Radiator



UPPER FLOOR: Staircase leading to the upper floor landing area, with access to the Bedrooms and Bathroom; ceiling hatch access into the loft space.

BEDROOM 3: Approx. 9'7 x 9'8. A good size Bedroom with a rear-facing window; neutral decor and fitted carpeting; CH Radiator.

BEDROOM 1: Approx. 9'8 x 10'9. This is the main double Bedroom with a rear-facing window; built-in double wardrobe with sliding mirror front doors; neutral decor and fitted carpeting; CH Radiator.

BEDROOM 2: Approx. 9'2 x 9'5. Bright double size Bedroom with a front-facing window; built-in double wardrobe with sliding doors; neutral decor and fitted carpeting; CH Radiator.

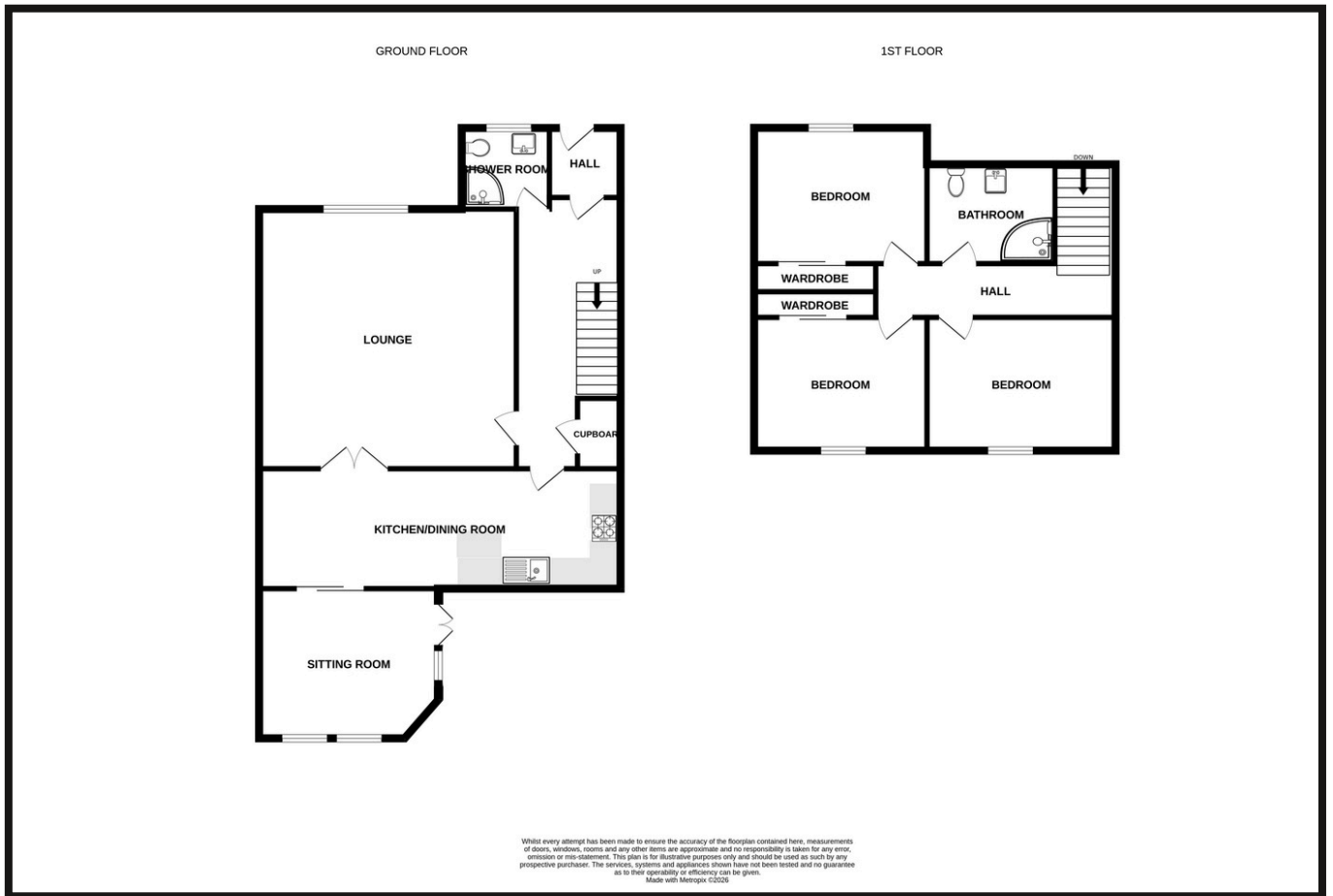
BATHROOM: Approx. 7'5 x 8'2. Comprising a three piece bathroom suite with a corner bath tub; full wall tiling throughout; velux roof window allowing for ample natural light; neutral decor; CH Radiator.

GARDENS: The spacious front and corner garden area is laid to lawn for easy maintenance, with a stone-chip driveway to the side of the property offering ample off-street car parking. Timber fencing and gate through to the rear garden.

The fully enclosed rear garden is mostly laid to lawn, with a paved patio area for outside seating; timber Garden Shed included in the sale.



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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