



**96 DEMONDALE ROAD
ARBROATH DD11 1TW**

MID TERRACED VILLA



- Spacious and well presented 3 Bedroom Mid Terraced Villa
- Ideally located in a very popular residential area within easy reach of central amenities
 - Electric Heating, Double Glazing, excellent storage
- Gardens to the front and rear of the property, Residents' car parking to the rear



OFFERS OVER
£135,000

Property Description

This spacious and well presented MID TERRACED VILLA is located in a popular residential area of the town, within reach of most central amenities and services, including local Primary schooling, local shops and national supermarkets, Dundee & Angus College campus are within easy reach. The property offers spacious accommodation over two floors and benefits from electric heating and double glazing. The ground floor comprises of a welcoming Hallway with access into the bright and spacious Lounge and Dining area offering excellent family space and access through into the Kitchen. On the upper floor there is a well appointed Shower Room and 3 bedrooms (all with fitted wardrobe storage). Externally, there is an easily maintained front garden and to the rear the fully enclosed rear garden is laid to paving slabs and has the advantage of a brick-built Outhouse for external storage purposes. There is residents' car parking areas to the rear of the property.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, KITCHEN, LOUNGE & DINING AREA; UPPER FLOOR:- SHOWER ROOM, 3 BEDROOMS.

ENTRANCE HALLWAY: Main front entrance door into the welcoming hallway, where there are two good size storage cupboards (one for household items and the other is an under-stair storage cupboard housing the electric meters and fuse box); staircase with fitted carpeting leads to the upper floor accommodation.

KITCHEN: Approx. 8'8 x 11'1. The kitchen is fitted with a range of base and wall mounted units, co-ordinated work surfaces and a stainless steel sink with mixer tap; Built-in Electric Oven, 4 burner Electric Hob with concealed extractor hood above the hob; under-counter space for fridge and freezer; plumbing and space for an automatic washing machine; rear-facing window to the garden; external rear door access out into the rear garden. A door from the kitchen leads into the Lounge and Dining area.

LOUNGE & DINING AREA: Approx. 22'4 x 13'6. A bright and spacious room, a dual aspect room with windows to the front and rear; the front window is ceiling to floor and allows for lots of natural light; ample space for both lounge and dining room furniture; wood-effect laminate flooring.



UPPER FLOOR: Staircase leading to the top landing area with access to the Shower Room and Bedrooms; ceiling hatch access into the loft space;

SHOWER ROOM: Approx. 6'3 x 6'4. Fitted with a two piece white bathroom suite; separate shower enclosure housing a mains power shower; wall tiling to 3 walls and wet wall panel finish at the shower enclosure; wood-effect flooring; rear-facing opaque window.

BEDROOM 1: Approx. 13'6 x 10'1. Good sized double bedroom with a rear-facing window; two built-in wardrobes offer good storage space; neutral decor and fitted carpeting.

BEDROOM 2: Approx. 12'7 x 12'1. Another good size double bedroom with a front-facing window offering an open outlook; built-in wardrobe offering good storage; neutral decor and fitted carpeting.

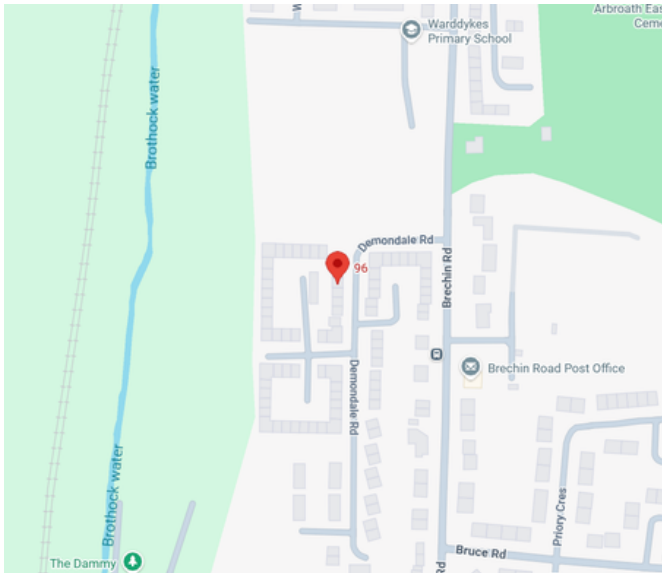
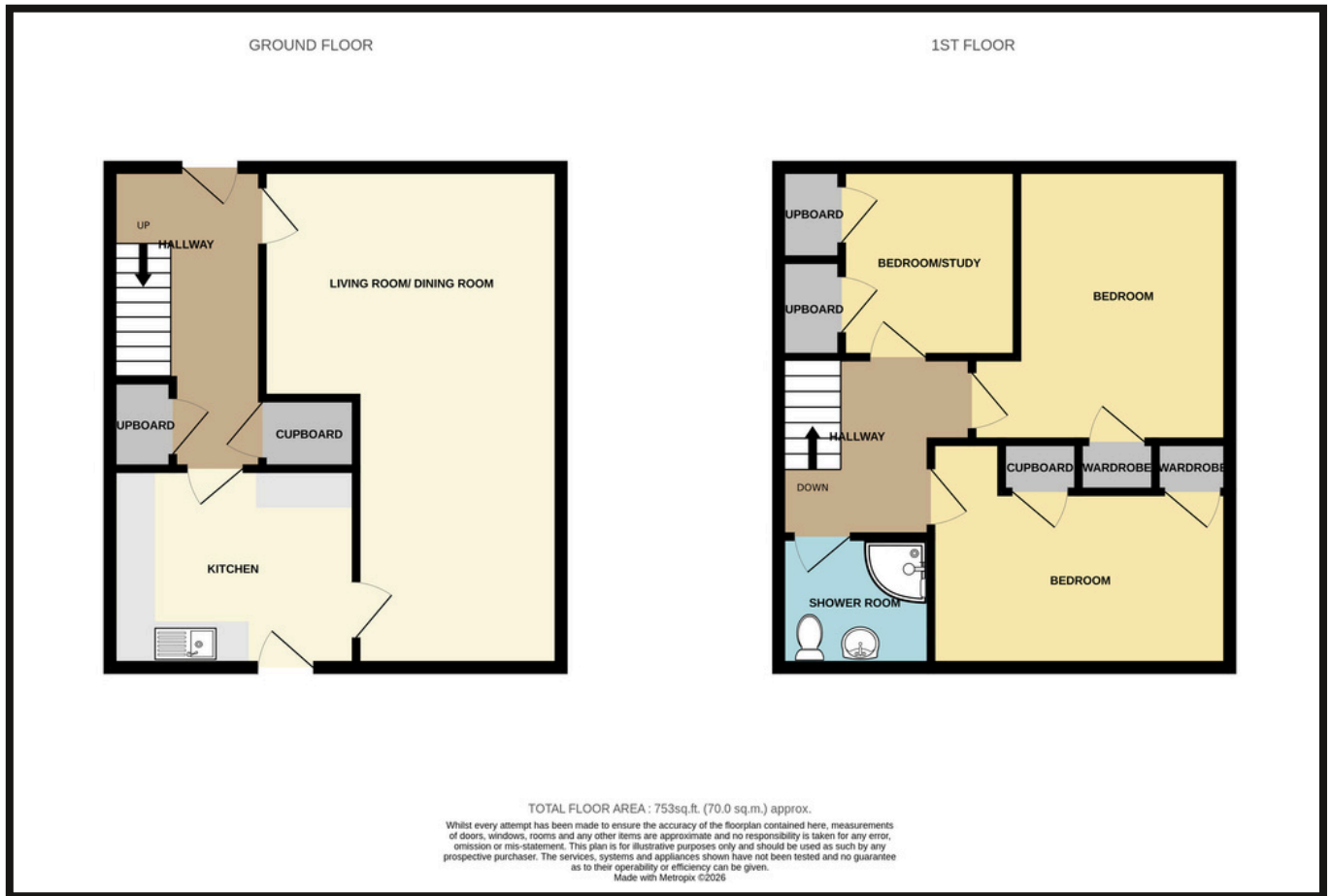
BEDROOM 3: Approx. 8'3 x 8'5. An ideal single size bedroom with a front-facing window offering an open outlook; built-in wardrobe and a further storage cupboard (over the stairwell area); fitted carpeting.

GARDENS: The small front garden area is laid to stone chips for ease of maintenance; entry gate and paved pathway to the front door; low level boundary wall enclosed.

The rear garden is fully fence enclosed and laid to paving for ease of maintenance and there is a brick-built Outbuilding offering good external storage; rotary clothes dryer; steps from the rear garden lead up to the parking area. There are residential car parking areas to the rear of the property.



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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