

Connelly Yeoman



11 FINLAY DRIVE, ARBROATH, DD11 3FE

MID TERRACE



- Within a popular residential area close to the town centre
- Gas central heating, solar panels and double glazing
- Off street parking and a fence enclosed rear garden



FIXED PRICE
£144,000

Property Description

This modern two-bedroom mid-terraced house offers well-presented and energy-efficient accommodation, making it an ideal home for couples, small families or first-time buyers. The property comprises two spacious double bedrooms, a bright and comfortable lounge, and a contemporary kitchen/dining room providing ample space for everyday family living and entertaining. The ground floor also benefits from a convenient WC, while the first floor features a modern family bathroom. Further benefits include gas central heating, double glazing throughout and the addition of solar panels, helping to improve energy efficiency and reduce running costs. Situated within a popular residential area of Arbroath, the property enjoys easy access to a wide range of local amenities. These include supermarkets, convenience stores, primary and secondary schools, healthcare facilities and leisure amenities. Excellent transport links are available nearby, with regular bus services and easy access to the A92, providing convenient commuting to Dundee and surrounding Angus towns. Arbroath town centre, with its selection of shops, cafés, restaurants and the picturesque harbour and seafront, is also within easy reach.

ACCOMMODATION: LOUNGE, KITCHEN, WC, TWO DOUBLE BEDROOMS AND A FAMILY BATHROOM

LOUNGE: Approx. 13'6 x 13'7. Entering into the lounge which has a staircase leading to the upper accommodation. There is neutral décor throughout the property and a front facing window. The flooring is a wood effect Amtico and a large understairs cupboard is ideal for the storage of household items.

KITCHEN: Approx. 9'5 x 9'2. Fitted with modern high gloss base and wall units with coordinating work surfaces incorporating a stainless steel sink with a mixer tap and window above overlooking the rear garden. There is an electric oven, four burner gas hob with an extractor hood above, plumb space for a washing machine and space for a full height fridge freezer. The flooring is a tile effect Amtico and there is space for casual dining. A door leads out to the rear garden.

WC: Approx. 3'3 x 9'10. Fitted with a two piece white suite and ample space for storage. The central heating boiler is housed here.



BEDROOM 1:

Approx. 7'3 x 13'7. A good sized double bedroom with neutral decor and a window overlooking the rear of the property.

BEDROOM 2:

Approx. 8'4 x 13'11. This second good sized double bedroom which has a built in cupboard and ample space for furnishings.

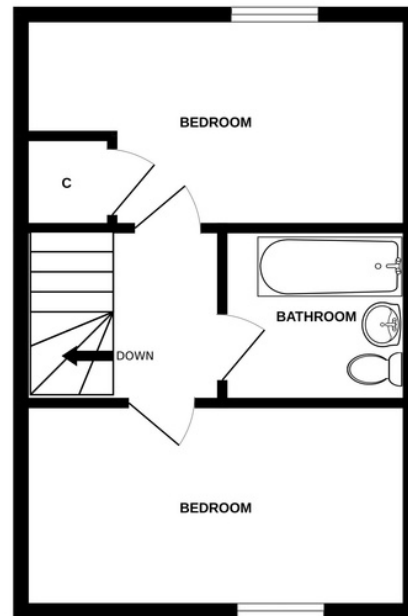
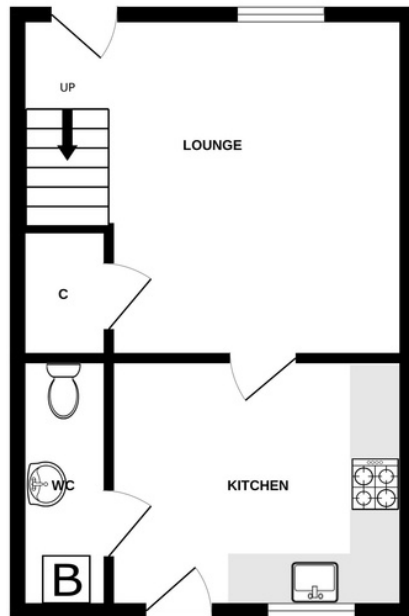
FAMILY BATHROOM:

Approx. 6'2 x 6'3. Fitted with a three piece white suite with a mains shower above the bath. There is vinyl flooring, tiling to the suite area, extractor fan and a chrome heated towel rail.

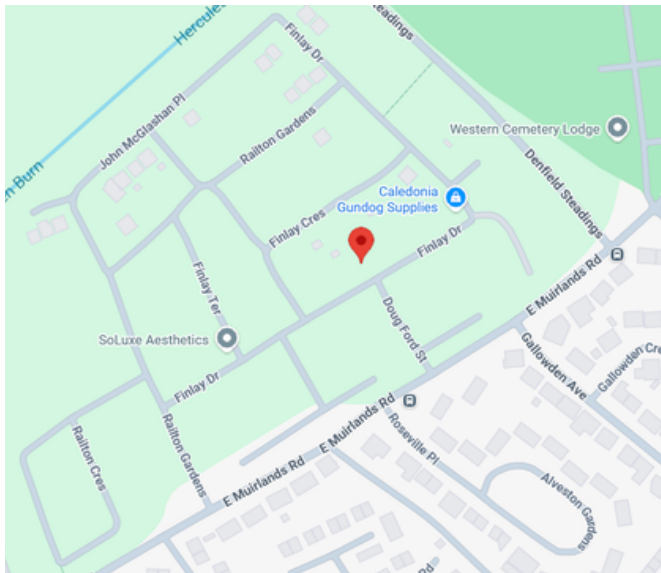
GARDEN: To the front of the property there is a driveway providing off street parking for a vehicle. A paved pathway leads to the front door and an area of wood chips and hedging. A paved pathway leads up the side of the property and has gate access to the rear garden. To the rear the garden has been mainly laid to lawn and is fence enclosed with a storage shed.



Property Professionals



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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