

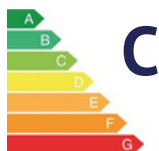


**30 PETRIE WAY
ARBROATH DD11 4GS**

DETACHED VILLA



- An attractive and very well presented 3 Bedroom Detached Villa
- Ideally located in a sought after residential area of Arbroath within easy reach of amenities
 - Gas Fired Central Heating, Double Glazing, Master Bedroom with En Suite Shower Room
 - Easily maintained front garden, side driveway offering parking, enclosed rear garden



OFFERS OVER
£200,000

Property Description

This attractive and very well presented DETACHED VILLA is located in the popular Kirkton residential area of the town, within easy reach of the varied amenities and services that Arbroath has to offer - including a wide variety of local shops and national supermarkets, both primary and secondary schooling and there are numerous leisure opportunities including sports centres, playparks, the splendid marina and working harbour, Keptie Pond nature area and bracing cliff top walks. The property offers spacious accommodation over two floors and benefits from Gas fired central heating and Double glazing. The ground floor comprises of a bright, well proportioned Lounge leading through into the spacious and well appointed Dining Kitchen where there are feature Patio doors leading out to the rear garden. On the upper floor there are 3 Bedrooms (the Master Bedroom with En Suite) and a modern Family Bathroom. The open plan front garden is laid to lawn with stone-chip areas and a side driveway offering ample off-street car parking. To the rear of the property is a fully enclosed rear garden laid out with astro-turf and patio area, all well laid out. Early viewing is highly recommended to appreciate.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, WC/TOILET, LOUNGE, DINING KITCHEN WITH PATIO DOORS; UPPER FLOOR:- FAMILY BATHROOM, 2 BEDROOMS, MASTER BEDROOM WITH EN SUITE SHOWER ROOM.

ENTRANCE HALLWAY: A welcoming entrance Hallway, with carpeted staircase leading up to the upper floor; CH Radiator; access into the downstairs WC/Toilet.

WC/TOILET: Approx. 2'11 x 5'6. Comprising a two piece white bathroom suite; neutral decor; tiled-effect flooring; front-facing opaque glazed window.

LOUNGE: Approx. 15'2 x 14'10. Glass panelled door leads off the Hallway into the Lounge, which is a well proportioned area, with ample space for lounge furniture; wood-effect flooring; a front-facing window allows for ample natural light; feature lighting to the back wall; CH Radiator. A glass panelled door from the Lounge leads through into the Dining Kitchen.

DINING KITCHEN: Approx. 18'2 x 9'6. The spacious Dining Kitchen offers ample space for dining table and chairs; built-in understair storage cupboard (ideal for household items); feature sliding Patio doors which lead out into the rear garden. In the Kitchen area there are modern fitted base and wall mounted units, co-ordinated quartz marble-effect work surfaces with an under-mount sink and mixer tap; Built-in kitchen appliances include:- 5 burner Gas Hob with an extractor hood above; Electric Oven and Microwave Oven above; integrated Fridge/Freezer; Automatic Washing Machine; CH Radiator; rear-facing window overlooking the garden.

UPPER FLOOR: Staircase leading to the upper floor landing area, with a side-facing window allowing for natural light onto the landing; ceiling downlights; ceiling hatch access with fitted loft ladder into the loft space, which is floored for storage.



FAMILY BATHROOM: Approx. 6'4 x 5'5. Comprising a three piece white bathroom suite, with the wash-hand basin set in a vanity unit with storage below; bath with a mains power shower over the bath; wet wall panel finish at the bath area; further wall tiling to the other walls; tiled-effect flooring; CH Radiator; rear-facing opaque glazed window.

BEDROOM 2: Approx. 11'4 x 8'9. A bright, well proportioned second Bedroom with a rear-facing window; built-in double wardrobe with mirror front doors; tasteful decor and fitted carpeting; ceiling downlights; CH Radiator.



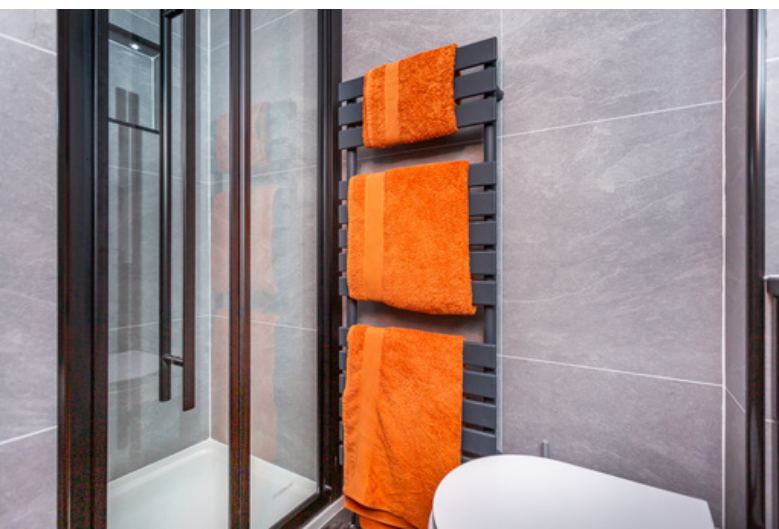
BEDROOM 3: Approx. 8'8 x 8'2. The smaller third Bedroom, with a front-facing window; built-in storage cupboard (over the stairs) with hanging rail; there are wardrobe fitments which may be included in the sale subject to negotiation; tasteful decor and wood-effect flooring; CH Radiator.

MASTER BEDROOM 1: Approx. 11'11 x 11'4. This is the main Bedroom, with a front-facing window and in this room there is a full wall of built-in wardrobes with mirror front doors; tasteful decor and fitted carpeting; CH Radiator. Access into the En Suite.

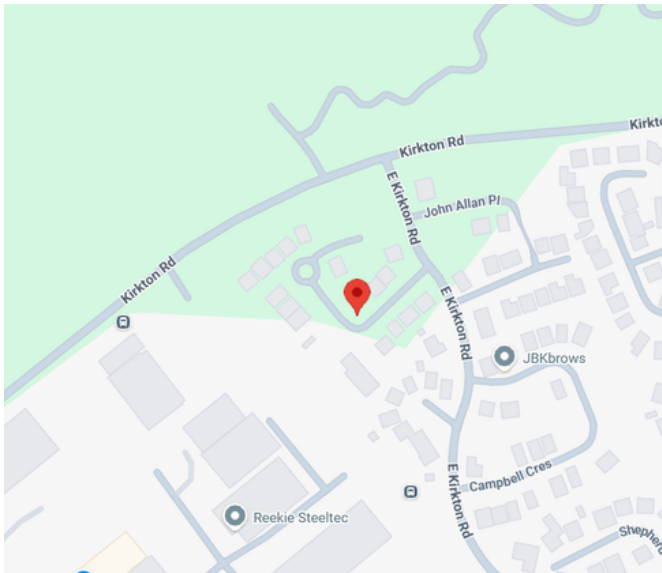
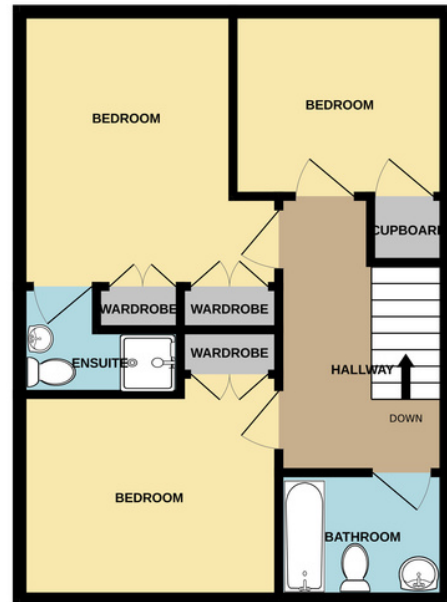
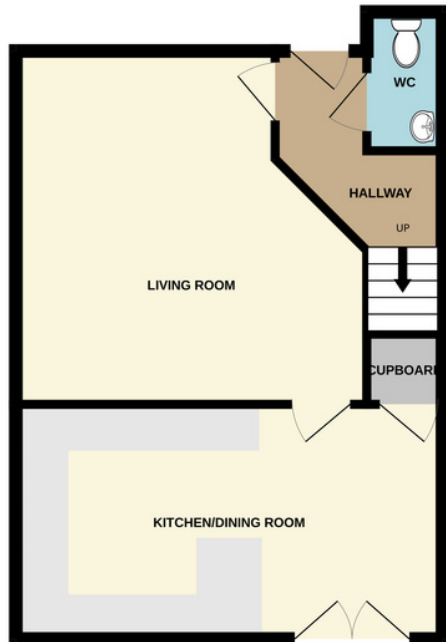
EN SUITE SHOWER ROOM: Approx. 7'1 x 4'6. A modern and well appointed Shower Room fitted with a two piece white bathroom suite and separate shower enclosure with bi-fold doors and a mains power rainfall shower head; recessed shelving with feature lighting; full wall tiling throughout; parador-style lined ceiling with inset downlights; tiled-effect flooring; heated towel rail in a modern black finish; modern bathroom fittings in a black finish; kick-board feature lighting; wall mounted LED mirror.

GARDENS: Open plan front garden area all neatly laid out, with lawn area, stone-chip areas and a paved pathway leading to the front door. Tarmac driveway offering off-street car parking for 2 cars.

The enclosed rear garden is fully laid to astro-turf for ease of maintenance and all fence and wall enclosed; wooden decking area with feature lighting, an ideal outside seating/entertainment area; and a patio area.



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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