

Connelly Yeoman

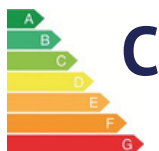


9 DOUG FORD STREET, ARBROATH, DD11 3FD

DETACHED VILLA



- Ideally located on the edge of town
- Gas Central Heating, Solar Panels, Double Glazing
- Garage and Driveway for several cars
- Landscaped Gardens with BBQ Hut



OFFERS OVER
£245,000

Property Description

This spacious DETACHED VILLA is located in a popular residential area of the town. Primary and secondary schools and Dundee & Angus College are within walking distance as are a good selection of local shops and supermarkets. There are numerous leisure opportunities in Arbroath including sports centres, playparks, the splendid marina and working harbour, Keptie pond and cliff top walks. The property offers spacious accommodation and benefits from gas central heating backed up with solar panels and double glazing. The ground floor comprises of a spacious bright lounge, a dining kitchen with patio doors into the garden, a utility room and WC. The upper level has four bedrooms, one with en-suite, and a family bathroom. The beautiful landscaped rear garden has an enviable sunny entertaining area with a BBQ hut, to the front ample parking and a detached garage.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, LOUNGE, DINING KITCHEN, UTILITY ROOM, WC, FOUR BEDROOMS, ONE EN-SUITE, FAMILY BATHROOM.

HALLWAY:

Enter through the front door into a welcoming hallway with wood effect flooring flowing through into the lounge. A carpeted staircase leads to the upper floor.

LOUNGE:

Approx. 10'6 x 16'11. This lovely bright front facing room with neutral decor, wood effect flooring and ample space for furnishings. A door to the rear of the room leads into the dining kitchen.

UPPER LANDING: A ceiling hatch gives access to the loft space.

DINING KITCHEN:

Approx. 10'3 x 16'7. A lovely modern room fitted with a great range of base and wall units with coordinating work surfaces, Stainless steel sink with mixer tap, electric oven and grill, 4-burner electric hob with extractor hood above, integrated fridge/freezer and an integrated dishwasher. A rear facing window overlooks the rear garden and double patio doors lead out. Ample space for dining furniture and an under stairs cupboard houses the fuse board and solar controls and offers good storage. A door leads into the utility room.

UTILITY ROOM:

Approx. 6'5 x 6'3. Fitted with base and wall units and work top matching the kitchen mixer tap and plumbed space for washing machine and tumble dryer. A door leads into the rear garden and another door into the WC.

WC:

Approx. 4' x 6'3. With access from the utility room and fitted with a 2-piece white suite, tile effect vinyl flooring and a side facing opaque window.



BEDROOM 1:

Approx. 12'6 x 12'1. With modern decor and carpeted, this front facing room has built in wardrobe with mirror sliding doors and an en-suite.

EN-SUITE:

Approx. 5'10 x 6'1. A modern room fitted with a 2-piece suite and separate shower enclosure housing a mains power shower. Tiled to the shower enclosure, a wall mounted mirror cabinet and side facing opaque window.

BEDROOM 2:

Approx. 11'6 x 8'6. A rear facing room with neutral decor, fitted wardrobes with sliding mirror doors and carpet flooring.

BEDROOM 3:

Approx. 8'1 x 8'8. Rear facing with built in wardrobes with sliding mirror doors, rear facing overlooking the garden.

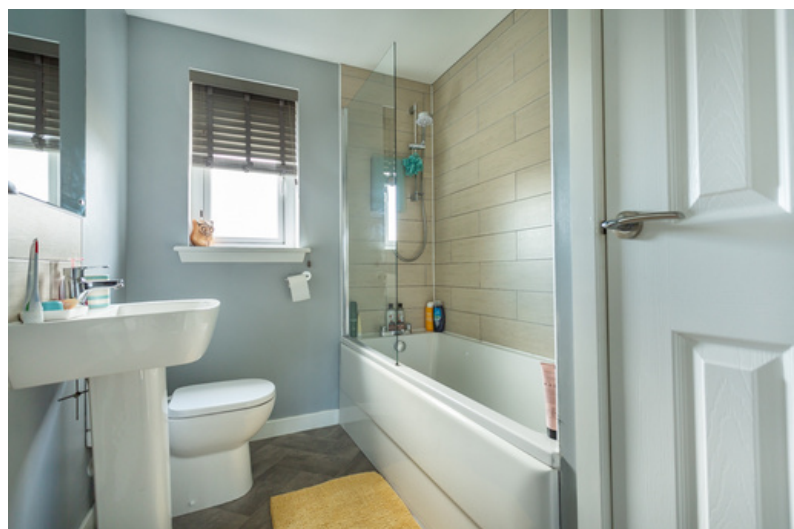
BEDROOM 4:

Approx. 8'8 x 9'11. Front facing with built in shelving and carpeted. A cupboard leads to the above stairs storage cupboard.

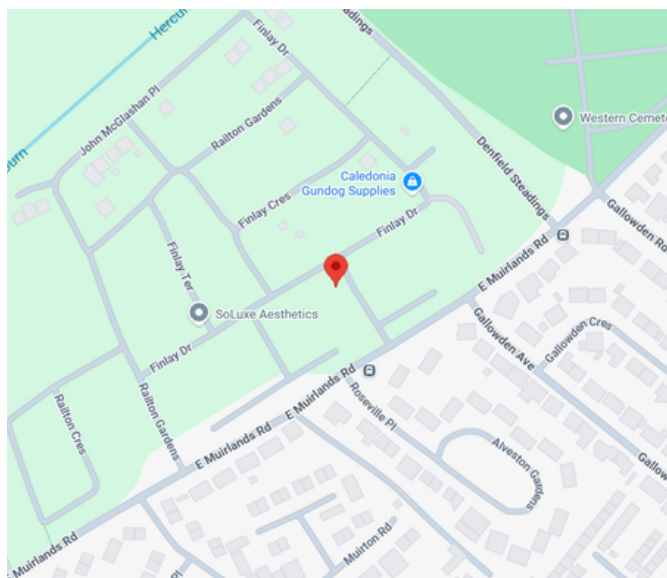
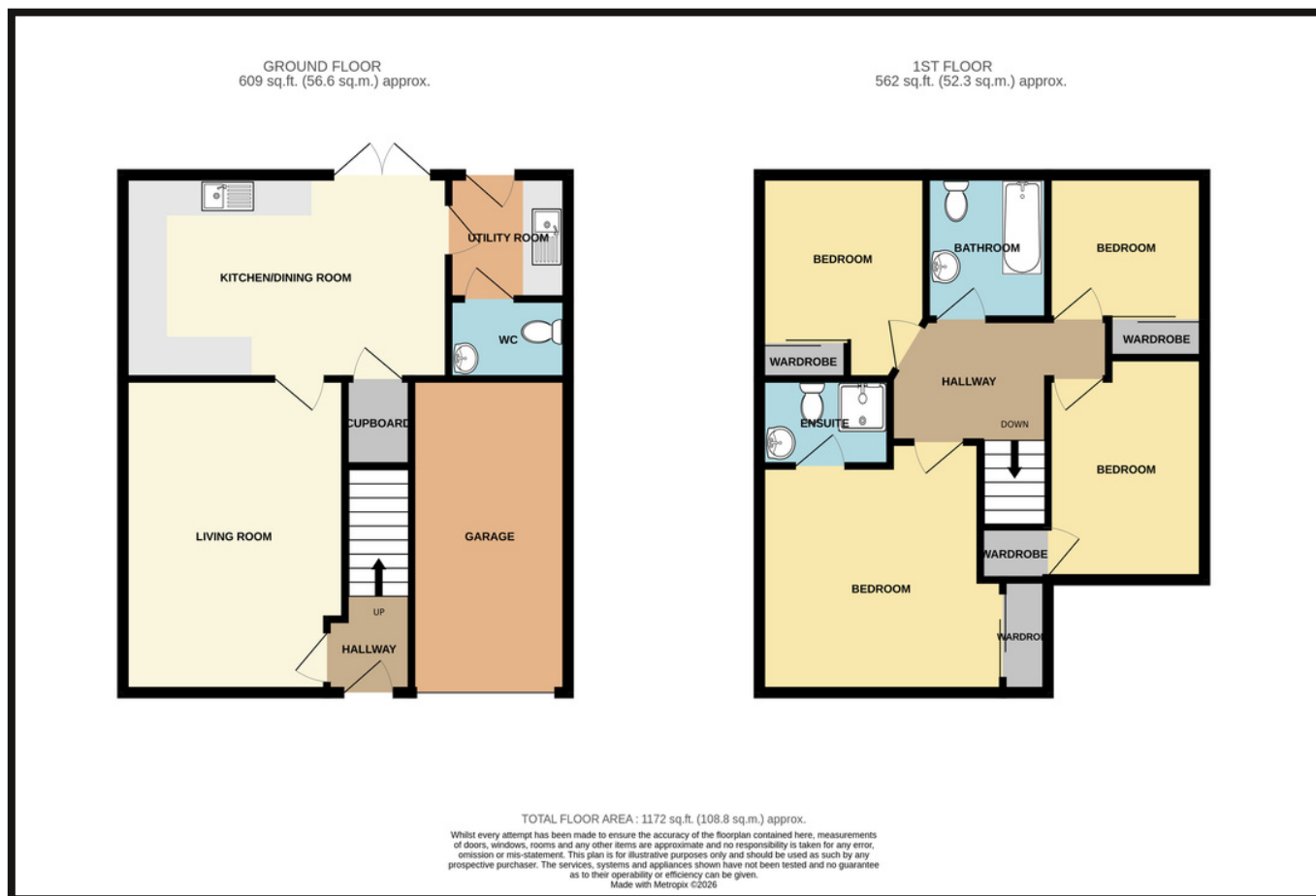
FAMILY BATHROOM:

Approx. 8'3 x 5'11. Fitted with a 3-piece white suite, an electric power shower over the bath, wall tiling to the bath area, a rear facing opaque window, tile effect vinyl flooring and a linen cupboard.

GARDENS & GARAGE: The front is laid out in chip stones and has parking in front of the garage for several cars, the detached garage has an up and over door and power. The rear garden has been beautifully landscaped and laid out to lawn and a chip stone area with raised planters. A wooden archway leads through to the BBQ hut (Available under separate negotiations) and sunny paved area perfect for entertaining. The garden is fully enclosed and has a side gate leading to the front.



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**

tspc

Connect with us



ARBROATH OFFICE: 78 HIGH STREET, DD11 1HL, DX530458, FAX: 01241 434100
CARNOUSTIE OFFICE: 31 HIGH STREET, DD7 6AG, FAX: 01241 859347
MONIFIETH OFFICE: UNIT 13, MONIFIETH SHOPPING CENTRE, 1 REFORM STREET, MONIFIETH, DD5 4BA