

# Connelly Yeoman



**69 GREAT MICHAEL ROAD  
ARBROATH DD11 5HA**

**TERRACED VILLA**



- Attractive and well presented Mid Terraced Villa
- Located in a popular residential area close to the town centre amenities and services
  - Electric Heating, Double Glazing, ample storage
  - Private front and rear gardens



OFFERS OVER  
**£99,000**

# Property Description

This attractive, bright and airy, Mid Terraced Villa is ideally situated within a popular residential area close to the town centre amenities and services. The property offers well proportioned accommodation over two floors, has been well maintained and enjoys the benefits of Electric heating, Double glazing and has ample storage. Externally, there are enclosed gardens to the front and rear of the property, laid out for ease of maintenance. Overall, an ideal family size property and viewing is recommended.

**ACCOMMODATION COMPRISING:** ENTRANCE HALLWAY, LOUNGE, KITCHEN, REAR HALLWAY AREA/STUDY & FURTHER HALLWAY; **UPPER FLOOR:-** 3 BEDROOMS, WC/TOILET & BATHROOM.

**ENTRANCE HALLWAY:** Enter via the main double glazed front entrance door into the Hallway; front-facing window allows for natural light; staircase leading to the upper floor accommodation; Electric storage heater; wood-effect laminate flooring; a 15 pane glass panelled door leads into the Lounge. Access from the Hallway into the Kitchen.

**LOUNGE:** Approx. 11'10 x 17'10. A bright and spacious Lounge, with both front and rear-facing windows, allowing for lots of natural light; ample space for furniture settings; focal point fireplace with a tiled hearth, tiled inlay and wood surround incorporating an Electric Fire; Electric storage heater.

**KITCHEN:** Approx. 11'4 x 11'4. A well proportioned Kitchen, with a rear-facing window; fitted with base and wall mounted storage units, work surfaces incorporating a stainless steel sink with a mixer tap; Built-in Electric Oven and Electric Hob with extractor hood above; plumbing and space for a dishwasher; plumbing and space for an automatic washing machine; built-in under stair storage area; Electric storage heater.



**REAR HALLWAY/STUDY AREA:** Approx. 5'10 x 7'. This useful area could be used as a study area; electric fuse box and meter; Electric storage heater; front-facing double glass doors takes you out to the front garden.

Further Rear Hallway area, ideal for storage, and which leads to the external rear door leading out into the rear garden.

**UPPER FLOOR:** Staircase leading to the upper floor landing area, with access to the Bedrooms and Bathroom; built-in cupboard housing the hot water tank, with shelving; Electric storage heater; ceiling access hatch leading into the loft space.

**BEDROOM 1:** Approx. 15' x 8'10. A bright and spacious Bedroom with two front-facing windows; Electric panel heater; one wall is complete with a built in wardrobe with sliding mirror doors.

**BEDROOM 3:** Approx. 6'4 x 11'7. Another bright Bedroom with a front-facing window; Electric panel heater.

**BEDROOM 2:** Approx. 12'8 x 9'3. Spacious second Bedroom, with a rear-facing window; Electric panel heater; fitted wardrobe - this fitment is included in any sale - there is a built-in storage area located behind the wardrobe fitment.

**WC/TOILET:** Approx. 5'4 x 2'10.

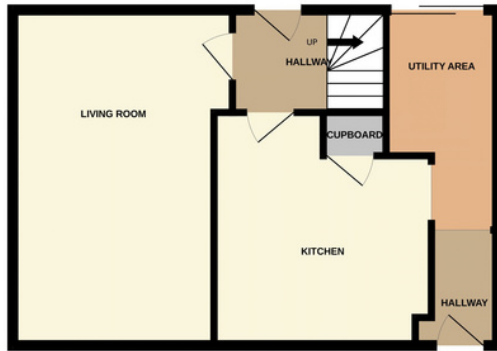
**BATHROOM:** Approx. 6'3 x 6'3. With a bath which has a shower to tap fitment; wash-hand basin; Dimplex wall heater; heated towel rail; rear-facing window.

**GARDENS:** The enclosed front garden is bordered by a brick wall and the garden is mostly laid to stone-chips for ease of maintenance, with established shrubs, and a pathway to the front door. The rear garden is mainly laid to grass and bordered by established shrubs and bushes; timber Shed; wood-effect plastic Shed.

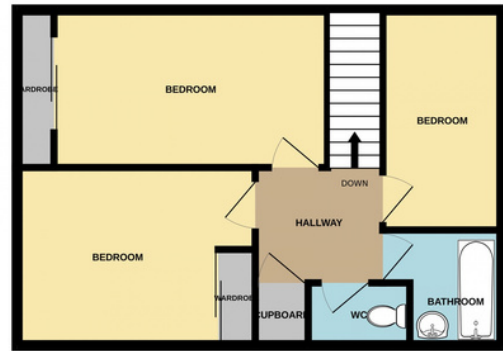


# Property Professionals

GROUND FLOOR  
468 sq.ft. (43.5 sq.m.) approx.

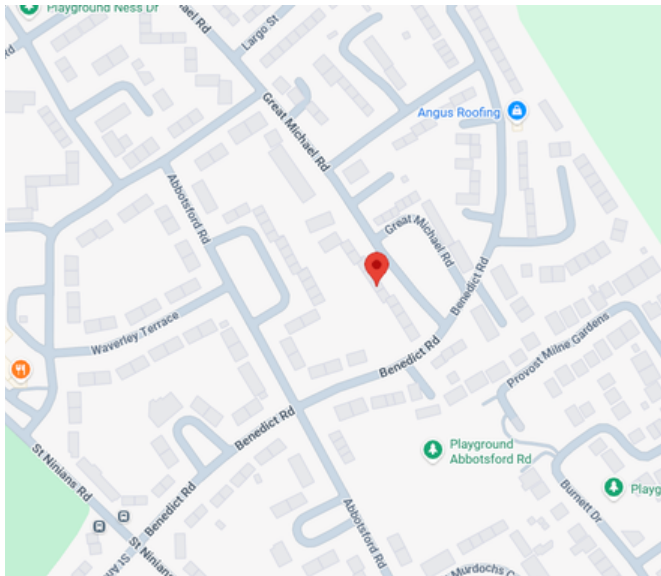


1ST FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 936 sq.ft. (87.0 sq.m.) approx.

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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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**

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