

Connelly Yeoman



**8 HEPBURN PLACE
ARBROATH DD11 5HS**

END TERRACED VILLA



- Spacious and well presented 4 Bedroom End Terraced Villa
 - Ideally located in a popular residential area
- Gas Fired Central Heating, Double Glazing, ample storage
 - Established Gardens to the front, side and rear
- Private parking available at rear for car, motorhome or caravan



OFFERS OVER
£140,000

Property Description

This attractive and well presented END TERRACED VILLA is located in a cul-de-sac of similar villa properties situated within a popular residential area of the town. Central amenities and services, including local primary and secondary schools, local shops, sports centres and parks are close-by. The property offers spacious, well proportioned accommodation over three floors and benefits from Gas fired central heating and double glazing. This idyllic family home consists of a large lounge, a dining kitchen, family bathroom and four bedrooms, one of which is in the attic conversion and has an en-suite. Externally, there are well laid out established garden areas to the front, side and rear of the property with a selection of seating areas to follow the sun and a large summerhouse with a bar. Access can also be obtained from Linton Road where gates enter the rear garden and parking can be provided for cars, motor home, caravan etc.

ACCOMMODATION COMPRISING: ENTRANCE VESTIBULE AND HALLWAY, LOUNGE, KITCHEN, BATHROOM, FOUR BEDROOMS, EN-SUITE.

ENTRANCE VESTIBULE: Through a double glazed door into this vestibule with a small storage cloaks cupboard.

INNER HALLWAY: A wooden door leads into this welcoming hallway which has a shelved linen cupboard and a large understairs storage cupboard.

LOUNGE: Approx. 14'8 x 13'1. Front facing with a large picture window, wood burner, a display shelving area and neutral decor.

BATHROOM: Approx. 7'4 x 6'5. From the hallway and with a 3-piece white suite, a shower over the L shaped bath with a glass screen, a large window giving lots of light, the wash hand basin and WC are set into Walnut coloured vanity units. This room is fully tiled, has a chrome mounted towel rail, a fan and a built in mirror.

KITCHEN: Approx. 14'8 x 9'9. This good size kitchen has ample base and wall units, stainless steel sink, the dishwasher, fridge/freezer and washing machine will be included in the sale. A Space for a large Range cooker with Gas hob which will remain with slate splashback, natural stone tiling, Parador ceiling with downlights and room for a table and chairs.

UPPER FLOOR: The staircase leading to the upper floor landing has a mid way window. A further set of stairs with under stairs storage cupboard leads to the attic room

BEDROOM 1: Approx. 14'6 x 11'3. This lovely large room has neutral decor, with ample space for furnishings, a rear facing window.

BEDROOM 2: Approx. 14'1 (at the longest) x 8'11. A large window overlooks the front garden, plenty of space in this room for furnishings.



BEDROOM 3/DRESSING ROOM: Approx. 10'9 (at the longest) x 9'5. (at the widest) An adaptable single bedroom overlooking the rear of the property and currently being used as a dressing room.

BEDROOM 4: Approx. 11'9 x 12'7. A lovely addition to this family home is the attic conversion. A roof window and a door lead in and a further two roof windows in the bedroom give lots of natural light. With ample storage, the built in wardrobes have mirrored sliding doors and is finished off with newly fitted carpet flooring. A further door leads into the en-suite shower room.

EN-SUITE: Approx. 6'6 x 6'7. This lovely room has a quadrant shower, large white wash hand basin and WC, a roof window and a wood grain effect flooring.

GARDENS: Mature planting to this good size garden. Steps lead to a large Summer house (measuring approx. 15'1 (at the longest) x 11'11 (at the widest)) which is great for outside entertaining and has a double glazed door and plenty of windows giving natural light; inside there is a bar area and a feature log burner. A decked area offers outdoor seating and another patio area and lawn. Greenhouse included. Log store, An access gate leading to the front and a large shed which could be used as a workshop. Neighbours have a right of access over the rear for bin access.

From Linton Road there is an access gate which could be used to give way to a driveway

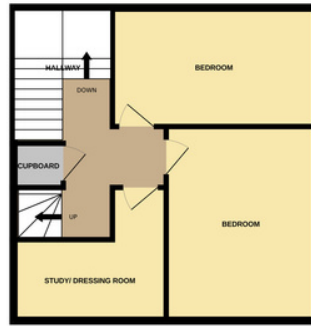


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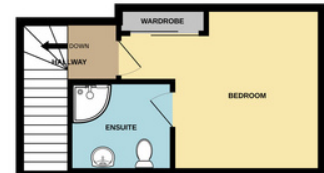
GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.

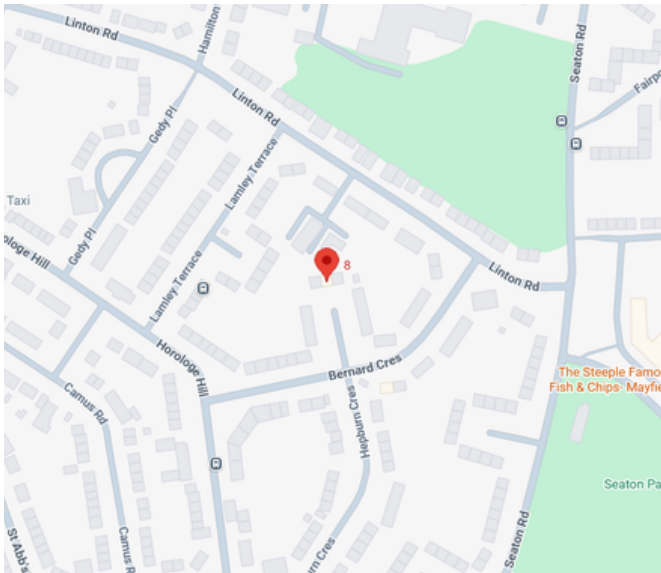


2ND FLOOR
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 1238 sq.ft. (115.0 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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