

Connelly Yeoman



**39B MAIN ROAD, INVERKEILOR
BY ARBROATH DD11 5RN**

**FIRST & SECOND FLOOR
MAISONETTE**



- Spacious and well presented 4 Bedroom First & Second Floor Maisonette property
- Ideally located in the popular village of Inverkeilor, within easy reach of Arbroath
 - LPG Heating, Double Glazing, ample storage, wooden Shed included
- Shared side courtyard area laid to stone-chips and paved patio, private garden area



OFFERS OVER
£140,000

Property Description

This deceptively spacious, bright and airy, main entrance door FIRST and SECOND FLOOR MAISONETTE property is situated in the very popular village of Inverkeilor, which itself is located just 6 miles from Arbroath town centre amenities and services. Inverkeilor is located in a lovely countryside, semi-rural setting and offers village amenities such as a local Primary School and the popular seascape areas of Redcastle and Lunan Bay are within easy reach. The main A92 trunk road route is close-by offering a short commuting distance to Montrose, Arbroath and further afield towards Aberdeen or Dundee. The property offers great accommodation over two levels and benefits from LPG Heating and Double glazing. Overall, an ideal property which will be of interest to a variety of buyers.

ACCOMMODATION COMPRISING: ENTRANCE HALL AREA; FIRST FLOOR LEVEL:- KITCHEN, LOUNGE & DINING AREA, MAIN BEDROOM 1, BEDROOM 2, FAMILY BATHROOM; SECOND FLOOR:- 2 FURTHER BEDROOMS.

ENTRANCE HALL AREA: Entering at ground floor level through a side entrance door, private entrance into the property, into a small hall area which has wood-effect flooring and a carpeted staircase leading to the upper floor; deep under-stair storage cupboard.

FIRST FLOOR LEVEL: A welcoming Hallway area, with wood-effect laminate flooring; wooden staircase leading up to the second floor accommodation. From the Hallway access into the Kitchen and Lounge.

KITCHEN: Approx. 10'11 x 8'8. The Kitchen is fitted with a range of base and wall mounted units, co-ordinated work surfaces and a stainless steel sink with mixer tap; free-standing Electric Cooker - 4 burner Hob and Oven/Grill; plumbing and space for an automatic washing machine and tumble dryer; space for a full height fridge/freezer; front-facing window offering fine views over the countryside.

LOUNGE: Approx. 12'7 x 15'6. A very bright, well proportioned Lounge which has a whole wall of windows allowing lots of natural light into the room; neutral decor and carpeted flooring; open archway leads into the Dining area

DINING AREA: Approx. 7' x 7'1. Dining area or ideal as a Home Office space, which also has a rear-facing window and wood-effect flooring.

HALLWAY: Further built-in storage cupboard, under the stair, and housing the LPG boiler. Access to the main Bedroom.

BEDROOM 1: Approx. 10'9 x 10'7. A good-size double Bedroom with a side-facing window; ample space for bedroom furnishings; wood-effect laminate flooring.

BEDROOM 2: Approx. 12' x 10'7. Another good-size Bedroom, with a front-facing window offering fine countryside views and which has the original wooden flooring/floorboards; neutral decor.



FAMILY BATHROOM: Approx. 5'10 x 8'2. Comprising a three piece white bathroom suite with an Electric shower unit above the bath; full wall tiling; recessed area for storage; wood-effect flooring; front-facing opaque window allows for natural light and ventilation.

SECOND FLOOR ACCOMMODATION: Staircase to the upper floor, with a built-in storage cupboard at the top (containing the water tank and storage space). Access to 2 further Bedrooms.

BEDROOM 3: Approx. 14'6 x 8'8. A bright and spacious Bedroom, with a rear-facing window offering excellent countryside views; neutral decor and carpeted flooring; open archway leads into a storage space; a door (shared Jack and Jill) leads into the other Bedroom.

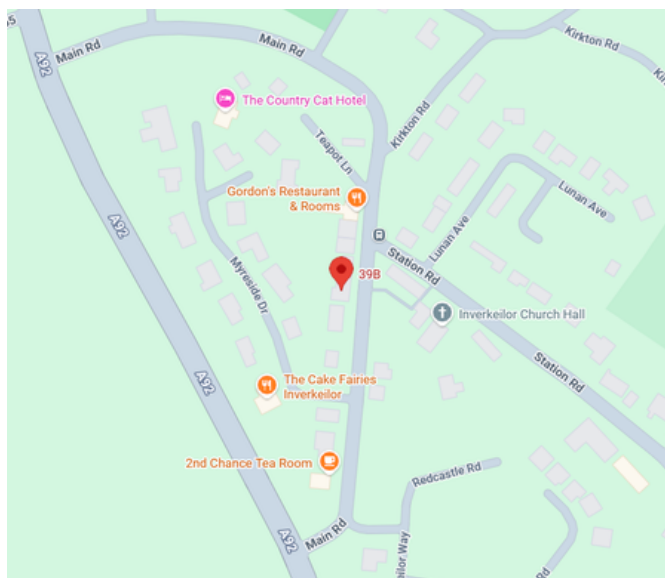
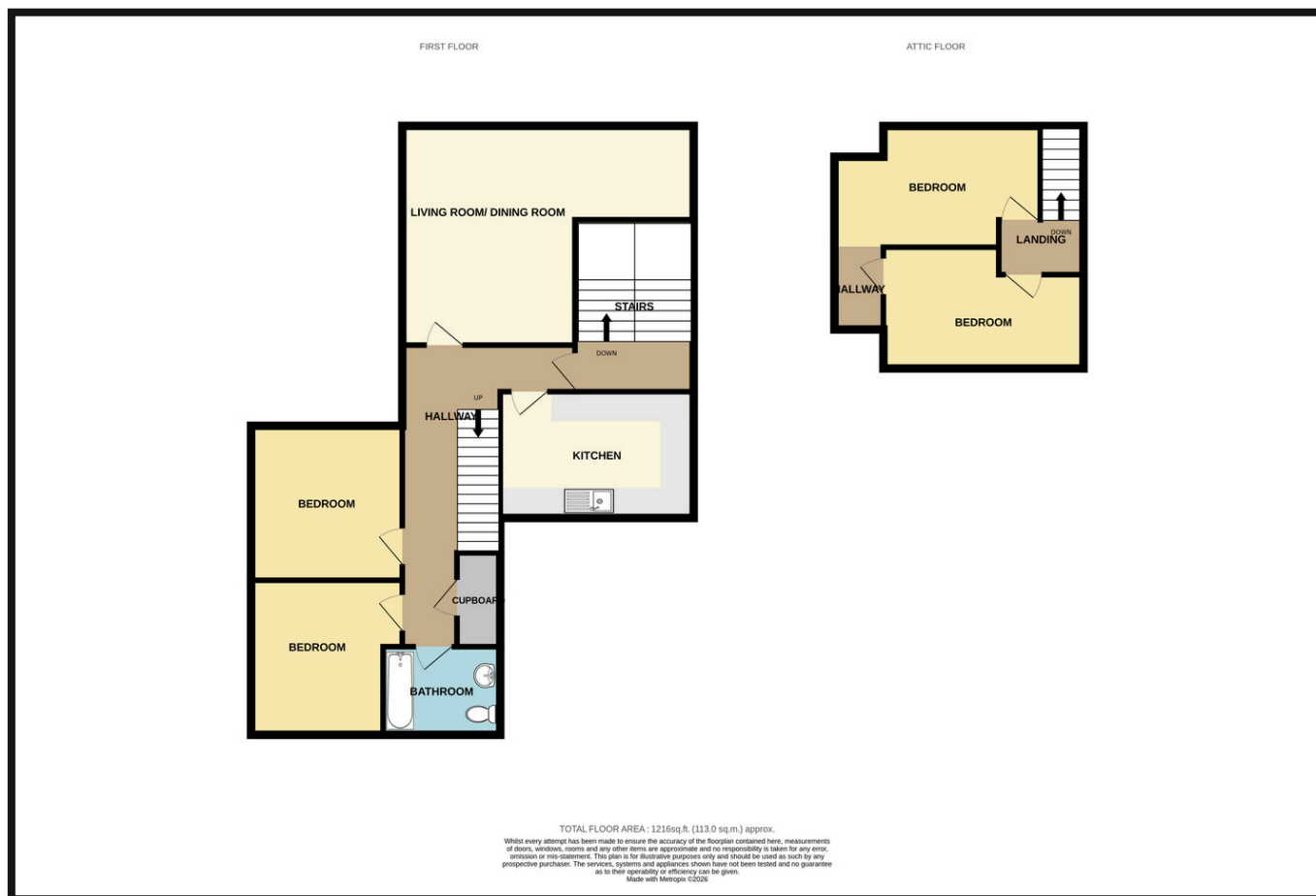
BEDROOM 4: Approx. 8'6 x 11'. This is the fourth bedroom, also accessed from the upper hallway with the Jack and Jill door into Bedroom 3); front-facing window offering fine views; neutral decor and wood-effect flooring.

EXTERNALLY: There is gated access into a shared courtyard area to the side of the building, all laid to stone-chips and with a paved patio area, enjoying a sunny aspect. The LPG Tank is located in this area.

There are stairs up to a private garden area to the back, with gated access and all enclosed, mainly laid to lawn with mature shrubs and a paved pathway to the rear with a stone-chipped area where the wooden storage Shed is sited (the Shed is included in the sale).



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
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