

Connelly Yeoman

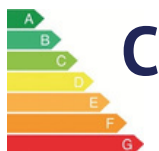


**43 TARRY ROAD
ARBROATH DD11 4BB**

**END TERRACED
VILLA**



- Attractive and well presented 3 Bedroom End Terraced Villa
- Ideally located in a very sought after residential area close to central amenities
- Gas Fired Central Heating, Double Glazing, modern fixtures and fittings, tasteful decor
- Enclosed and easily maintained gardens to the front and rear of the property



OFFERS OVER
£135,000

Property Description

This attractive and well presented END TERRACED VILLA is located in a popular and sought after residential area of the town, within reach of local primary and secondary schools, local shops and national supermarkets, together with sports centres, playparks, the splendid marina and working harbour, and cliff top walks. The property offers spacious, well proportioned accommodation over two floors and benefits from Gas fired central heating and Double glazing. Internally, the property is presented in very good order, with modern fittings and fixtures and tasteful decor. Externally, there are well tended, enclosed gardens to the front and rear, all laid out for ease of maintenance. Overall, an excellent "ready to move into" family sized property - an ideal buy and early viewing is recommended to appreciate.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, LOUNGE & DINING AREA, KITCHEN; **UPPER FLOOR:-** FAMILY BATHROOM AND 3 BEDROOMS.

ENTRANCE HALLWAY: Attractive double glazed front entrance door into the welcoming Hallway, where there is wood-effect flooring which flows through; carpeted staircase leading to the upper floor accommodation; recessed under-stair storage area and small cupboard; CH Radiator. Further built-in storage cupboard with shelving, good for household items.

LOUNGE & DINING AREA: Approx. 22'2 x 11'3. Glass panelled door into the bright and spacious Lounge and Dining area, a well proportioned room with ample space for furniture settings, with a front-facing window and a rear-facing window, allowing for lots of natural light; modern tasteful decor; CH Radiator.

KITCHEN: Approx. 9'8 x 9'4. Glass panelled door into the Kitchen which is fitted with a modern range of base and wall mounted units, co-ordinated work surfaces and stainless steel sink and drainer; Built-in Electric Oven, 4 burner Electric Hob and extractor above the hob; plumbing and space for an automatic washing machine; space for tumble dryer; space for a full height fridge/freezer; rear-facing window overlooking the rear garden; CH Radiator; external door leads out into the garden

UPPER FLOOR: Staircase leading to the upper floor landing area, with access to the Family Bathroom and Bedrooms; ceiling hatch access into the loft space



FAMILY BATHROOM: Approx. 6'5 x 6'5. Fitted with a three piece white bathroom suite - feature Jacuzzi bath tub with a mains power shower above; wall mounted mirror; full wall tiling; ceiling downlights; rear-facing opaque window allows for natural light and ventilation.

BEDROOM 1: Approx. 11'2 x 9'9. This is the main double Bedroom, with a window overlooking the rear garden; neutral decor and feature wall panelling to the headboard wall; two built-in storage/wardrobe cupboards offering shelving and hanging space in both (one of the cupboards houses the Gas central heating boiler); fitted carpeting; CH Radiator.

BEDROOM 2: Approx. 9'10 x 11'2 (at widest points). Bright and spacious double Bedroom, with a front-facing window offering open views over fields; tasteful decor and fitted carpeting; built-in double wardrobe; CH Radiator.

BEDROOM 3: Approx. 6'9 x 9'1. This room is currently being used as a Home Office but would make an ideal single Bedroom, with a front-facing window offering open views; tasteful decor and fitted carpeting; built-in wardrobe space over the stairwell; CH Radiator.

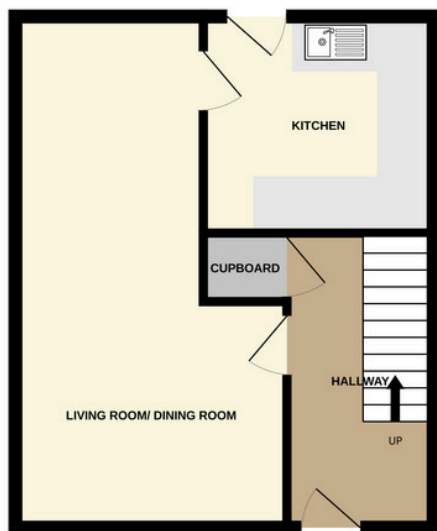
GARDENS: The front garden is all enclosed, with mature boundary hedging, laid to stone-chips for ease of maintenance.

To the rear is the fence and wall enclosed garden, with paved pathway, lawn area and paved patio; and gated access to the rear. Stone-built Outbuilding for external storage.

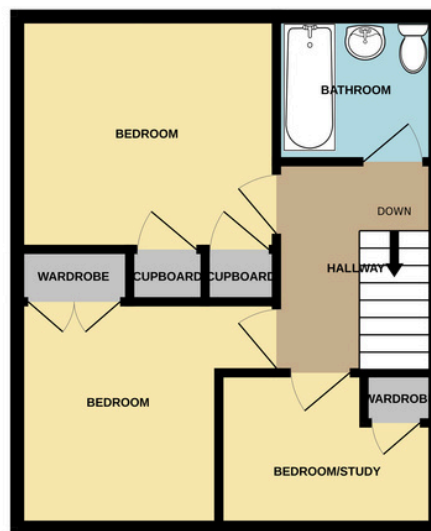


Property Professionals

GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.

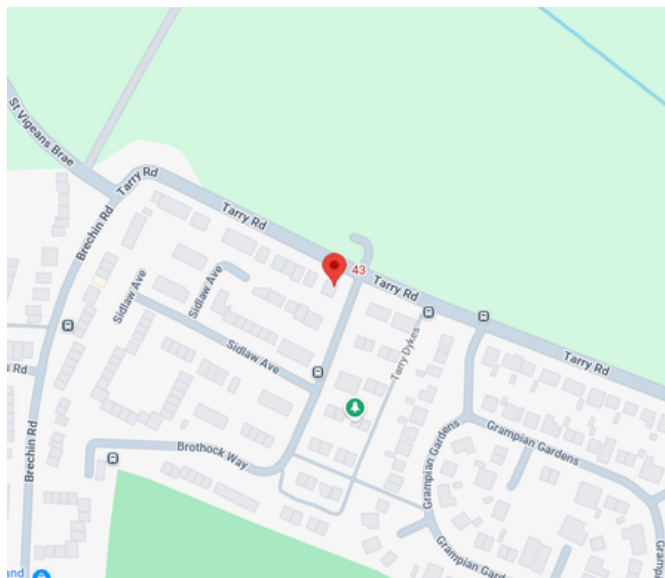


1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 765 sq.ft. (71.0 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.



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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