

Connelly Yeoman



48 CAMUS ROAD, ARBROATH, DD11 5AN

SEMI DETACHED VILLA



- Bright and spacious 2 Bedroom detached villa
- Located in a popular residential area close to the town centre amenities and services
 - Gas Central Heating, Double Glazing, tasteful decor, modern fittings
 - Off street parking and enclosed rear garden



OFFERS OVER
£140,000

Property Description

This two bedroom SEMI DETACHED VILLA is an appealing ex-local authority property, offering well-proportioned accommodation together with excellent outdoor space and private off-street parking. The property provides a practical layout suited to a range of buyers, including first-time purchasers, couples and small families. The accommodation benefits from two bedrooms and comfortable living space throughout. Externally there is a driveway providing off-street parking and a fully enclosed rear garden, offering a private and secure outdoor area. Situated within an established residential setting in Arbroath, the property provides convenient access to local amenities, schools, transport links and the wider town centre.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, LOUNGE DINING ROOM, KITCHEN, TWO DOUBLE BEDROOMS AND A SHOWER ROOM

ENTRANCE HALLWAY: Entering through the front door into a welcoming hallway which has a large understairs storage cupboard with coat hooks and houses the electrics. A staircase leads to the upper floor accommodation.

LOUNGE: Approx. 19'9 x 9'8. A bright lounge benefiting from dual aspect windows. There is ample space for lounge furnishings and space for a dining table and chairs. With neutral décor, ceiling downlights and fitted blinds.

KITCHEN: Approx. 7'10 x 10'8. Fitted with a range of high gloss base and wall units with coordinating work surfaces incorporating a stainless steel sink with mixer tap. There is an integrated oven and grill, and a four burner gas hob with extractor above and a slim line dishwasher, space for a fridge freezer and plumb space for a washing machine. A window overlooks the driveway and there are downlights to the ceiling and kick board lighting.



BEDROOM 1: Approx. 9'7 x 14'6. A good sized double bedroom with down lights, two front facing windows and neutral décor. There is a built in storage cupboard.

BEDROOM 2: Approx. 11'3 x 9'8. With ample space for furnishings, this good sized double bedroom overlooks the rear garden.

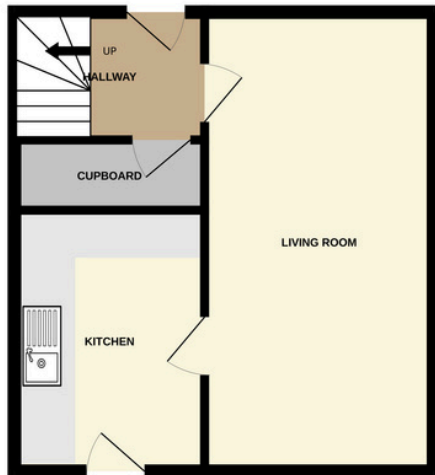
SHOWER ROOM : Approx. 6'4 x 5'6. Fitted with a two piece white suite comprising of a wash hand basin set in a vanity unit with storage below. There is a corner shower enclosure with a mains power shower which is wet wall lined, additional built in storage, wood effect flooring and ceiling down lights. An opaque window provides natural ventilation and light.

GARDEN: To the front is a monoblocked driveway with parking for a couple of cars. The front garden is mostly laid to chip stone and a side gate leads to the rear garden. The rear garden has been laid to lawn and is fence enclosed with a wooden shed and a patio area.

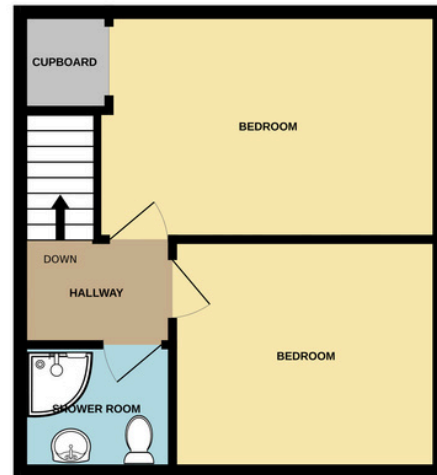


Property Professionals

GROUND FLOOR
356 sq.ft. (33.1 sq.m.) approx.

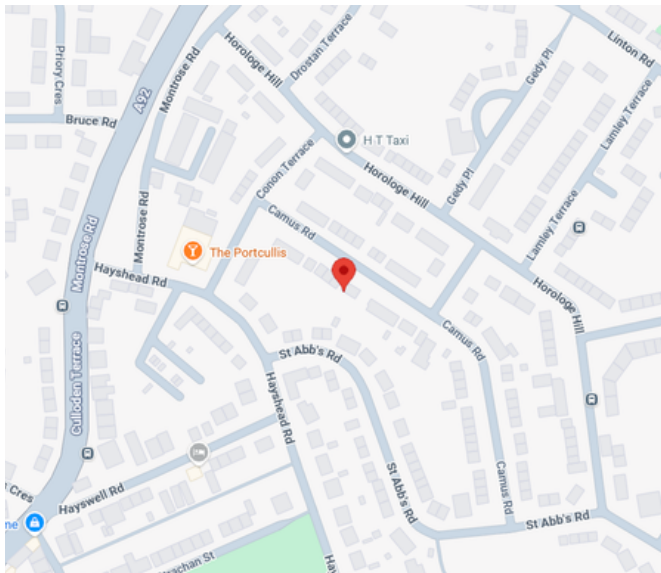


1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 713 sq.ft. (66.2 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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