Connelly Yeoman



31 DOO'COT PARK, ARBROATH, DD11 2LN

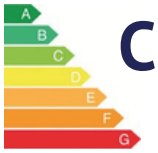
SEMI DETACHED VILLA







- Spacious family home
- Ideally located in a very sought after area
- Gas Fired Central Heating, Double Glazing,
- Gardens and driveway



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OFFERS OVER

£135,000

ARBROATH TEL: (01241) 434200 | CARNOUSTIE TEL: (01241) 859500 | MONIFIETH TEL: (01382) 725164
WWW.CONNELLYYEOMAN.COM | EMAIL: PROPERTY@CONNELLYYEOMAN.COM

Property Description

This spacious SEMI DETACHED VILLA is located in a sought after residential area of the town. Primary and secondary schools and Dundee & Angus College are within walking distance as are a good selection of local shops and supermarkets. There are numerous leisure opportunities in Arbroath including sports centres, playparks, the splendid marina and working harbour, Keptie pond and cliff top walks. The property, which is in need of some upgrading, offers spacious accommodation and benefits from gas central heating and double glazing. The ground floor comprises of a lounge flowing through to a dining area which has patio doors leading out into the rear garden, a kitchen and WC. The upper level has three bedrooms and a family bathroom. The rear garden is laid out in mono block and has gates leading out. A summer house and shed, when upgraded, will make this a lovely space to sit in. The front garden is low maintenance chip stones and a mono block driveway.

ACCOMMODATION COMPRISING: ENTRANCE VESTIBULE, LOUNGE, DINING AREA, KITCHEN, WC, THREE BEDROOMS, FAMILY BATHROOM

ENTRANCE VESTIBULE: Approx. 5'9 x 3'11. Into a good size vestibule with grey tiling to the floor and a side window.

LOUNGE: Approx. 16'6 x 13'8. A lovely bright room with a front facing window, a shelved media area to one wall, an understairs cupboard gives good storage and all finished off with wood effect flooring.

DINING AREA: Approx. 10'9 x 9'3. Open through from the lounge with wood effect flooring and patio doors leading out to the rear garden. Feature light fitting.

WC: Approx. 8'8 x 3'4. This room is fully tiled with a WC and corner wash hand basin.

KITCHEN: Approx. 10'7 x 9'11. With black high gloss units and black tiling splashback, the worksurface is light in colour with sparkles. Space for a free standing cooker, electric hob with extractor fan, space for a free standing fridge/freezer, plumbed for automatic washing machine, A large window overlooks the rear garden and light wood effect flooring.

UPPER FLOOR:
A wooden staircase leads to the upper floor landing where there is a cupboard housing the hot water tank and shelving, wood effect flooring. A hatch gives access to the attic.

BEDROOM 1:
Approx. 11'2 x 7'2. With two roof windows, laminate flooring and a storage cupboard.

BEDROOM 2:
Approx. 12'11 x 8'10. With built in wardrobe and a window overlooking the rear of the proeprty.









BEDROOM 3:
Approx. 14'8 x 9'. The largest of the bedrooms has a front facing window, built in wardrobes with sliding doors and laminate flooring.

FAMILY BATHROOM:
Approx. 7'5 x 6'5. This room consists of a three-piece white suite with a shower over the bath. A modern 'floating' wash hand basin with white high gloss drawers below. Finished with black Wet Wall to the bath area and tiling to the rest of the room and an opaque window.

GARDENS & DRIVEWAY: The front garden is laid out in chip stones and has a mono block driveway. The rear garden is fully laid out in mono block and has a summer house and shed which are in need of upgrading. This could be a lovely garden with a little TLC. Two gates lead out, one to the rear and the other gives access to the front.





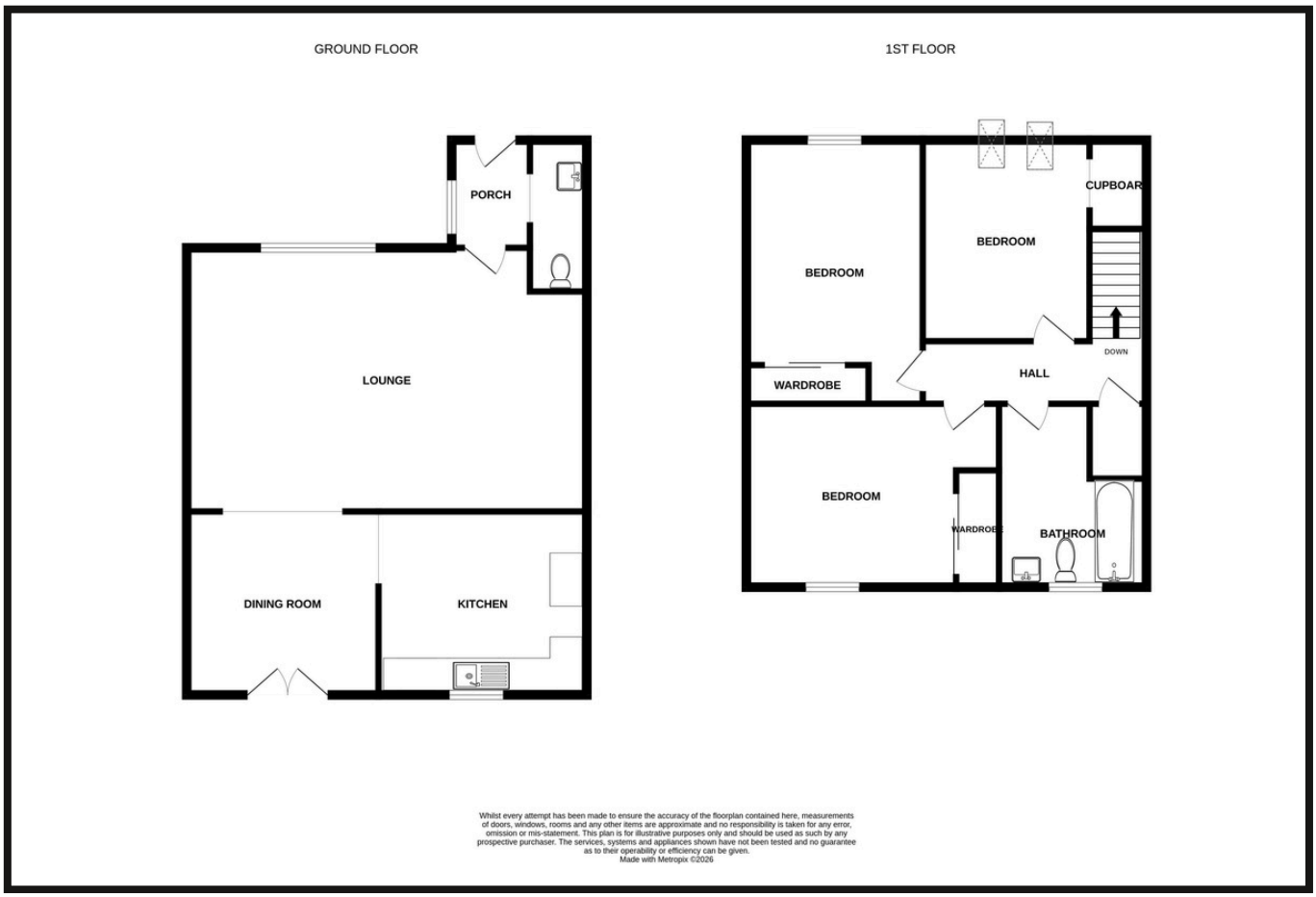








Property Professionals





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 Yeoman | tspc

Connect with us

ARBROATH OFFICE: 78 HIGH STREET, DD11 1HL, DX530458, FAX: 01241 434100
CARNOUSTIE OFFICE: 31 HIGH STREET, DD7 6AG, FAX: 01241 859347
MONIFIETH OFFICE: UNIT 13, MONIFIETH SHOPPING CENTRE, 1 REFORM STREET, MONIFIETH, DD5 4BA