Connelly Yeoman



5 ACADEMY LANE, ARBROATH, DD11 1EJ

END TERRACED VILLA







- Bright, spacious and well presented
- Ideally located in the town centre area with parkland views
- Gas central heating, double glazing
- Fully enclosed courtyard garden and private parking space



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OFFERS IN REGION OF

£130,000

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Property **Description**

This spacious and well presented END TERRACED VILLA is located in a quiet residential street on the edge of Springfield Park. Within easy reach of a whole host of amenities and services including a good selection of local shops and national supermarkets, D&A College campus, primary and secondary schools and the train and bus stations are close-by. The popular Springfield Park sits alongside Victoria Park and offers lovely costal walks and leisure opportunities. Offering spacious freshly decorated accommodation, on the ground floor, a well fitted out kitchen, (installed only four years ago) two bedrooms and a family bathroom. On the first floor the lounge with lovely parkland views and a further large bedroom. With the Gas central heating (the boiler replaced four years ago) and double glazing.

ENTRANCE HALLWAY: Entrance door into the hallway with wooden effect flooring and a good size understairs storage cupboard and a window overlooks the garden space.

BEDROOM 1: Approx. 9'5 x 6'9. On the ground floor with dual aspect windows and wood effect flooring.

BATHROOM: Approx. 7'10 x 6'10. On the ground floor and fitted with a three piece white suite with electric power shower over the bath, wall tiling to the suite areas and wood effect flooring. A recessed shelving area offers storage and an opaque window. Extractor fan.

DINING KITCHEN: Approx. 11'10 x 14'8. Fitted with a range of base and wall high gloss units with coordinating work surfaces, a stainless steel sink with mixer tap, electric oven, 4-burner electric hob with extractor hood above and plumbed space for a washing machine (which will be included) A breakfast bar area offers space for dining and a good size storage cupboard houses the boiler. A rear door leads out and a window overlooks the courtyard garden.

BEDROOM 2: Approx. 11'3 x 9'10. On the ground floor with wood effect flooring and two side facing windows giving good natural light, a built in wardrobe has additional overhead storage and sliding doors.









UPPER FLOOR LANDING: A carpeted landing with shelving space.

LOUNGE: Approx. 16'8 x 11'8. Situated on the upper level this dual aspect room has windows to the front and side giving lovely views over the nearby Springfield Park. Wood effect flooring and neutral decor.

BEDROOM 3: Approx. 16'4 x 11'3 (at the widest points) With wood effect flooring and dual aspect velux windows and a ceiling hatch gives access to loft space. A recessed area could be made into a walk-in wardrobe.

EXTERNALLY: A secure paved patio garden area with hanging lines and a private parking space.







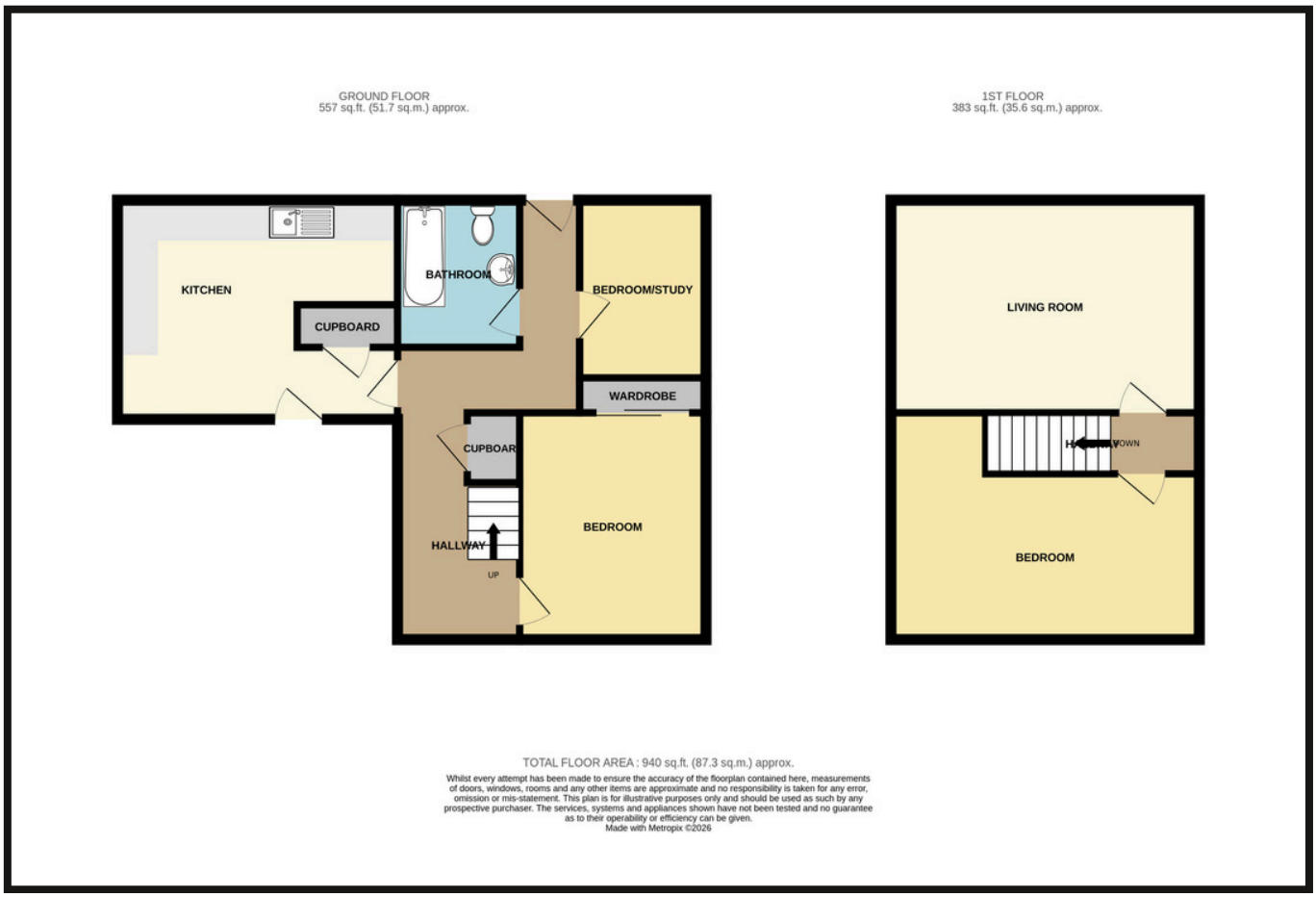


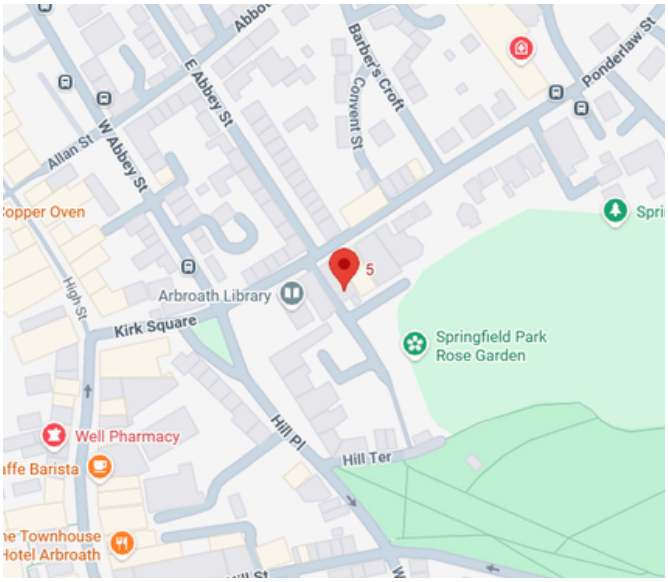






Property Professionals





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