Connelly Yeoman



77 KEPTIE STREET
ARBROATH DD11 3AN

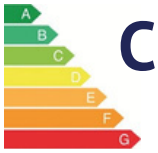
MID TERRACED VILLA







- Deceptively spacious Traditional style 2 Bedroom Mid Terraced Villa
- Ideally located in a very popular area close to the West Port area and central amenities
- Gas Fired Central Heating, Double Glazing, good storage
- Easily maintained enclosed back garden, Residents' car parking to the rear



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OFFERS OVER

£120,000

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Property **Description**

This traditional style, stone-built MID TERRACED VILLA property is located in a very popular residential area of the town, close to the West Port area of the town and 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, Keptie Pond, and the local train and bus stations are both close-by. The property offers well proportioned accommodation over two floors and benefits from Gas fired central heating and Double glazing. To the rear of the property is the enclosed rear garden which is all laid to stone chips for ease of maintenance, with a paved pathway leading to the back of the property. There is residents' car parking to the rear, accessed from St. Mary Street. Overall, an ideal property located in a great spot close to amenities.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, LOUNGE, KITCHEN, REAR PORCH; UPPER FLOOR:- 2 DOUBLE BEDROOMS, FAMILY BATHROOM.

ENTRANCE HALLWAY: Main front entrance door entered from Keptie Street into the Hallway. In the Hallway there is a cupboard housing the electrics. Carpeted staircase leading to the upper floor accommodation;

LOUNGE: Approx. 10'6 x 15'3. A bright and well proportioned Lounge, with a front-facing window; tasteful decor and fitted carpeting; CH Radiator; recessed area with built-in storage cupboards; door to the rear of the Lounge leads through into the Kitchen.

DINING KITCHEN: Approx. 8' x 15'4. A good size Kitchen, with space for a small dining table and chairs, ideal for everyday casual dining; rear-facing window overlooking the garden; the kitchen is fitted with a range of base storage units, co-ordinated work surfaces and stainless steel sink with mixer tap; free-standing Electric Cooker; space for under-counter fridge and freezer; plumbing and space for an automatic washing machine and tumble dryer appliances; wall mounted Gas central heating boiler; two large built-in storage cupboards offer great storage space; CH Radiator; door out into the Rear Porch.

REAR PORCH: With side door access out into the rear garden; large built-in storage cupboard with fitted shelving.









UPPER FLOOR: Staircase to the upper floor landing area, with fitted carpeting and a ceiling hatch access into the loft space. Built-in storage cupboard with shelving, good for household items.

BEDROOM 1: Approx. 14'10 x 10'8. A bright, well proportioned double size Bedroom with a front-facing window; built-in wardrobe space; neutral decor and fitted carpeting; CH Radiator.

BEDROOM 2: Approx. 10'7 x 9'. Another well proportioned Bedroom, with a rear-facing window; tasteful decor and fitted carpeting; CH Radiator.

FAMILY BATHROOM: Approx. 7'7 x 5'5. Fitted with a three piece white bathroom suite; WC., wash-hand basin and bath with an Electric shower unit above the bath; wall tiling to the bath area; tiled-effect vinyl flooring; neutral decor; CH Radiator; rear-facing opaque glazed window.

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EXTERNALLY: To the rear of the property is the rear garden which is all laid to stone chips for ease of maintenance, with a paved pathway leading to the back of the property, all fence enclosed.

There is residents' car parking to the rear, access from St. Mary Street.





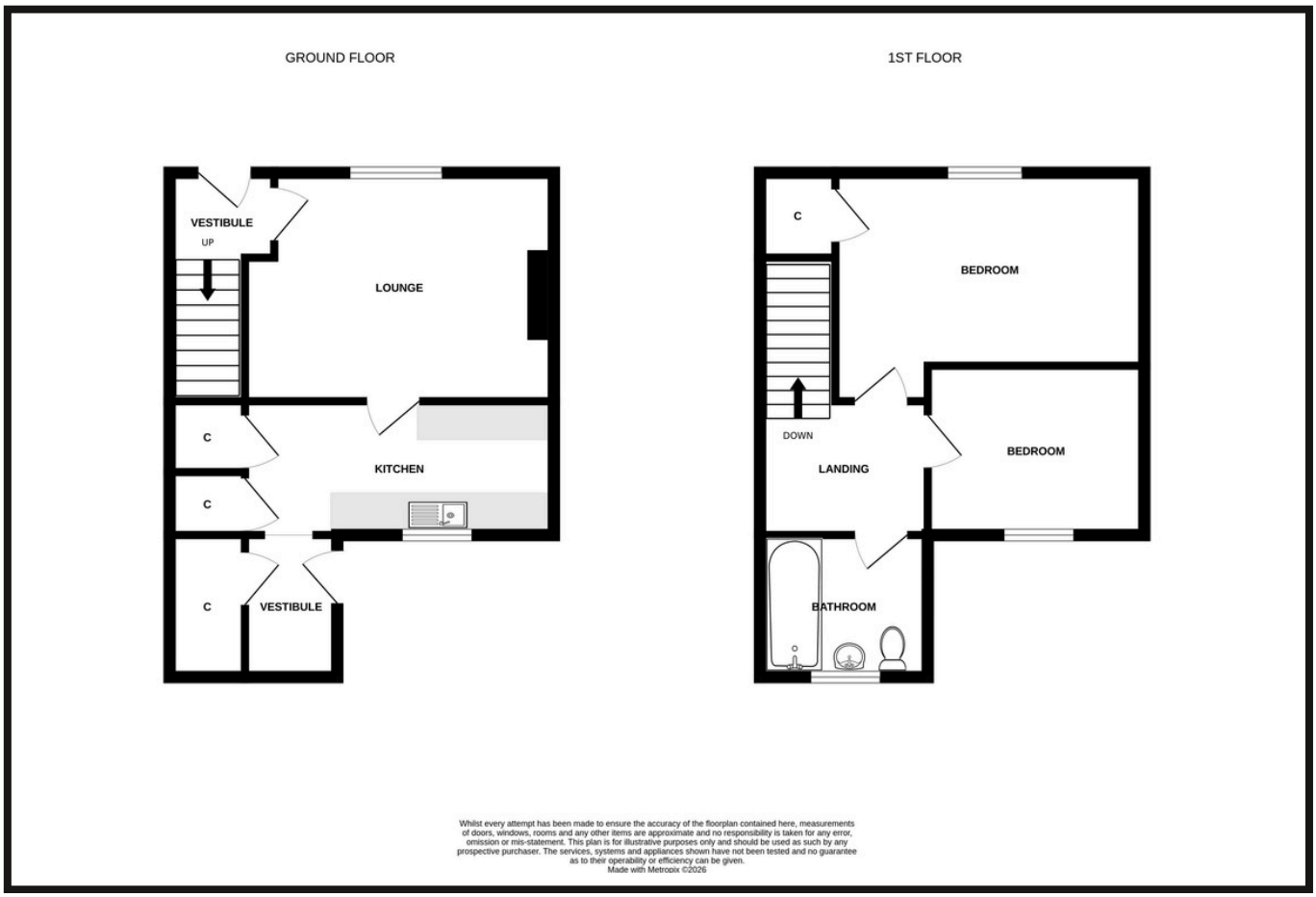


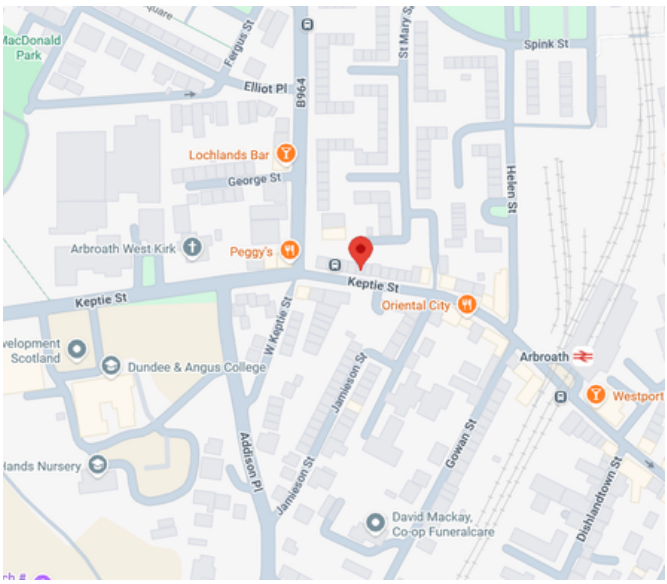






Property Professionals





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

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