

# Connelly Yeoman



47 OGILVY PLACE, ARBROATH, DD11, 4DF

END TERRACED VILLA



## Key Features

- Located in an ideal central location close to most amenities and services
- A traditional style property offering well proportioned accommodation
  - Gas central heating and Double glazing, ample storage throughout
  - Fully enclosed rear garden neatly laid out for easy maintenance



OFFERS OVER

**£170,000**

# Property Description

This deceptively spacious and well presented END TERRACED DWELLINGHOUSE is located in a popular area of the town, very centrally located with easy access to most amenities including local supermarkets, both primary and secondary schools, and within easy reach of Arbroath train station and good access routes for commuting to Aberdeen, Forfar and Dundee. Internally, the property boasts neutral decor and modern fittings and finishings, with the benefits of Gas fired central heating and Double Glazing. Externally, there is a delightful and neatly laid out garden to the rear, laid out in astro turf for easy maintenance, together with a wooden Shed and log store area. Early viewing of this attractive property is recommended to appreciate.

## ACCOMMODATION:

Entrance Hallway, Open plan Lounge & Kitchen Area; Shower Room, Bathroom and 4 Bedrooms.

## ENTRANCE HALLWAY:

Entry is via a double glazed entrance door into the hallway with a staircase leading to the lower floor open plan lounge and kitchen, and first floor accommodation; there is a rear facing window which allows ample natural light.

## OPEN PLAN LOUNGE & KITCHEN AREA:

Approx. 15'3 x 23'6. This is a spacious open plan lounge and kitchen area with the lounge area having windows and access into the rear garden, a feature stone fireplace and hearth incorporating a wood burning stove; and a CH radiator.

The Kitchen area is fitted with base and wall units, worktop surfaces incorporating a stainless steel sink with mixer tap; built-in electric oven, gas hob and extractor hood above; plumbing and space for an automatic washing machine, space for tumble dryer and space for a fridge/freezer; inset ceiling spotlights; laminate flooring.

## BEDROOM 1:

Approx. 8'3 x 11'7. A spacious rear facing bedroom. CH radiator.

## SHOWER ROOM:

Approx. 8'6 x 4'7. Comprising a vanity unit incorporating the wash-hand basin and WC; shower cubicle with glass shower screen and housing a power shower; modern wall tiling; an extractor fan; and a modern vertical wall mounted heated towel rail.

## BEDROOM 2:

Approx. 8'6 x 7'8. A good sized bedroom with front facing window; built-in storage cupboard; and a CH radiator.



**UPPER FLOOR:**

Landing area with access into a built-in storage cupboard and an access hatch into the loft space.

**BATHROOM:**

Approx. 6'6 x 5'6. Comprising a modern bathroom suite with a vanity unit incorporating the wash-hand basin and the WC; bath with electric shower over the bath; modern wet wall finishings; parador style ceiling; rear facing opaque window; and a CH Radiator.

**BEDROOM 3:**

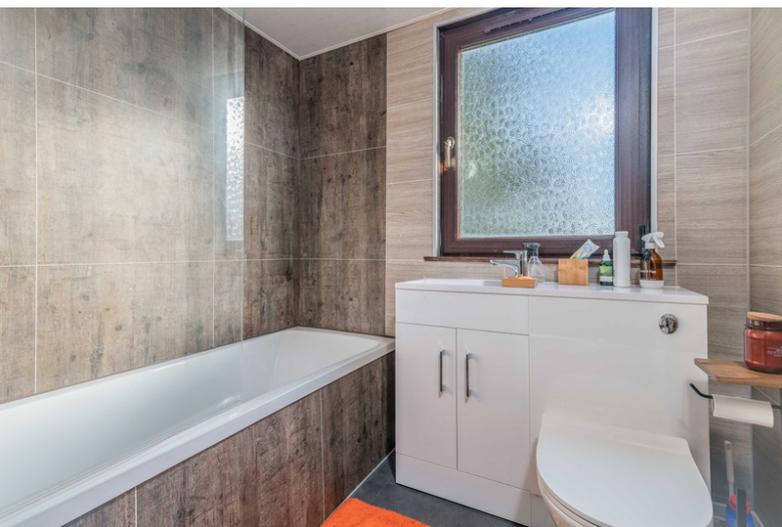
Approx. 7'5 x 9'2. Good sized bedroom with rear facing window overlooking the rear garden; built-in double wardrobes with hanging rail and shelving; and a CH radiator.

**BEDROOM 4:**

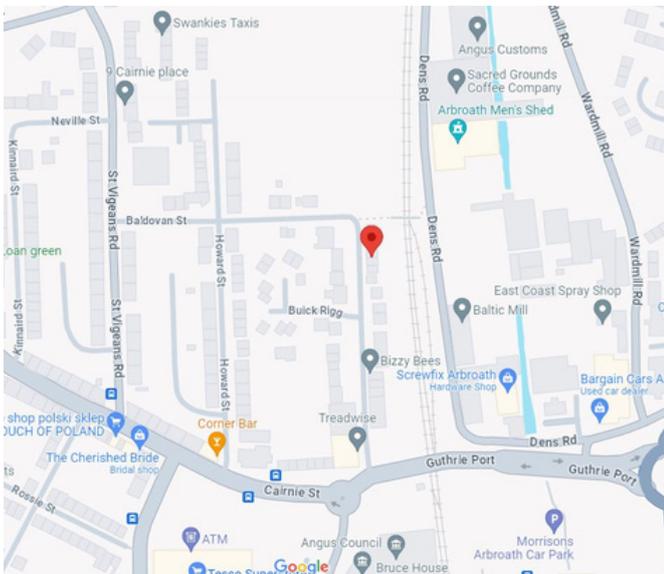
Approx. 12'2 x 10'. A spacious main bedroom with front facing dormer window; built-in double wardrobe with hanging rail and shelving and sliding mirror doors; and a CH radiator.

**GARDEN:**

A side pathway leads to the fully enclosed rear garden which is neatly laid out in astro-turf; a raised area with a wooden Shed; outside water tap. Log store area and logs to be included in the sale.



# 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

