

Connelly Yeoman



13 ST ANDREWS CRESCENT, ARBROATH,
DD11 5DF

SEMI DETACHED VILLA



Key Features

- Semi detached villa presented in good order and set within a quiet popular residential area
 - Close to amenities including schools, shops and transport links
- Gas central heating & Double glazing. • Easily maintained front and rear gardens with driveway and shed with power and light.



3 1 1



OFFERS OVER

£125,000

Property Description

This deceptively spacious SEMI DETACHED VILLA must be viewed to appreciate the size of accommodation on offer. Set within an ideal central location, in a popular quiet area, close to all local amenities and services, the property offers bright spacious rooms and has the advantage of modern neutral decor, gas central heating and double glazing. The property comprises of a spacious lounge, a modern and bright fitted dining kitchen, and a recently upgraded shower room. On the upper floor are three spacious double bedrooms. Outside the house is set within easy to maintain garden grounds which are neatly laid out in chip stones and slabs with a driveway to the front providing off street parking, and an enclosed garden to the rear with outside water tap, patio and wooden shed with power and light.

ACCOMMODATION:

Hallway, Lounge, Dinning Kitchen, 3 Bedrooms & Shower Room

HALLWAY:

Entry is via a double glazed door into a vestibule with an under stairs storage cupboard and from here a glass panelled door leads into the hallway.

LOUNGE:

Approx. 15'2 x 11'6. A glass panel door leads into this delightful spacious front facing lounge which has wood effect laminate flooring, a feature Five Stone Fireplace with TV plinth and fire, wall lights and a radiator.

DINNING KITCHEN:

Approx. 15'3 x 8'6. Entry to kitchen/dinning room is via a glass panelled door from the hallway. The kitchen is fitted with modern base and wall units with coordinating work surfaces incorporating a stainless steel sinks with mixer tap. The cooker, washing machine, tumble dryer and under counter fridge and freezer are in place and included in the sale. There is a breakfast seating area and access out into the rear garden.

FAMILY SHOWER ROOM:

Approx. 6'9 x 5'5. A bright shower room with rear facing window offering natural light and ventilation. With a fitted vanity unit which incorporates a wash hand basin and WC, a shower cubicle housing an electric shower. The room is finished in modern wet wall and tiling with a heated towel rail.



UPPER HALLWAY:

An attractive wooden balustrade staircase leads to the upper hallway which has a front facing window and access hatch leading to the loft.

BEDROOM 1:

Approx. 13'7 x 6'7. A good sized double bedroom with ample storage along one wall comprising of shelves, drawers and hanging space with sliding mirrored doors, and a radiator.

BEDROOM 2:

Approx. 12'6 x 10'3. A delightful well proportioned rear facing double bedroom with one wall complete with shelved and hanging wardrobes with sliding mirrored doors and a further built in cupboard with shelved and hanging space and over head storage, and a radiator.

BEDROOM 3:

Approx. 10'3 x 10'3. A side and rear facing double bedroom with a shelved storage cupboard and a radiator.



Property Professionals

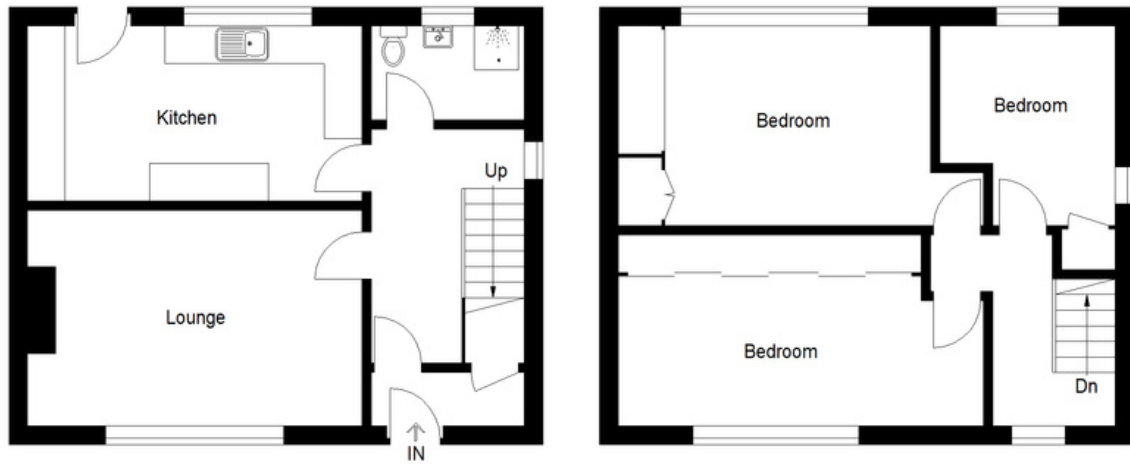
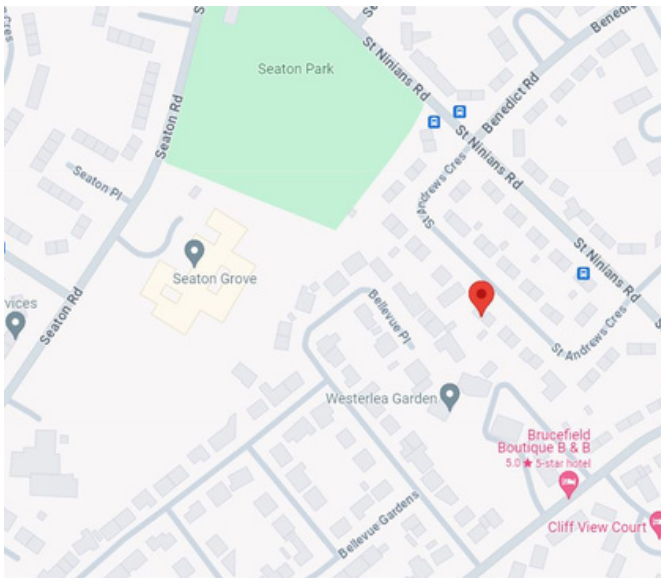


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