

# Connelly Yeoman



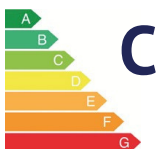
9 KEPTIE MEWS, ARBROATH DD11 3EQ

TERRACED VILLA



## Key Features

- Set within a very desirable residential area of similar styled dwellings
- An extremely well appointed property boasting modern fittings and finishings
  - Gas central heating & Double glazing
- Private rear garden neatly laid out with 2 wooden sheds and communal parking area



OFFERS OVER  
**£180,000**



# Property Description

This deceptively spacious TERRACED VILLA must be viewed to appreciate the size of accommodation on offer. Set within a very popular and sought after residential location of similar styled dwellings, the property offers well proportioned accommodation over two levels, with many attractive and unique features and benefits from Gas fired central heating and double glazing. Internally, the property boasts neutral décor and modern finishes, complimented by natural wood internal oak wood doors and wood finish floorcoverings. On entering the property there is a welcoming Hall area with access to the Cloakroom, ground floor Bedroom 3 (offering adaptable room usage), steps up into the spacious Lounge and Dining Area with French doors leading out to a rear Sun Room/Porch, and a modern and well appointment fitted Kitchen. On the upper floor there is a lovely gallery landing area leading to the beautiful Master Bedroom, a further Bedroom and a well appointed Shower Room. Externally, there is a neatly laid out private garden area, laid out in stone chips for easy maintenance with two Storage Sheds included in the sale. There are well kept mutual garden areas, pathways and parking area. Early viewing of this most attractive and appealing property is highly recommended.

## ACCOMMODATION:

Vestibule & Hall area, Cloakroom, Bedroom 3, Lounge and Dining Area, rear Sun Room/Porch, Kitchen; upper floor:- Master Bedroom, Bedroom 2 and Shower Room.

## VESTIBULE & HALLWAY:

Entry is via a double glazed front door into the vestibule, leading through to the Hall area. Access from here to the Cloakroom, ground floor Bedroom, steps up into the Lounge with open plan Dining Area,

## CLOAKROOM:

Approx. 4' x 3'8. Comprising two piece White suite complimented by neutral decor; chrome wall mounted towel rail; extractor fan; wood effect flooring.

## BEDROOM 3:

Approx. 9'6 x 7'9. A well proportioned bedroom, with window overlooking the front of the property; triple wardrobe fitment with oak wood sliding doors; and a radiator.

## LOUNGE & DINING AREA:

Approx. 19'10 x 13'3 (at widest). A comfortable and well proportioned area with ample space for living room furnishings and space for dining table and chairs; feature French doors at the Lounge area which lead into a rear Conservatory/Porch; a further internal feature window which looks into the Kitchen; wood effect flooring; neutral décor throughout.. At the dining area there is a large under stairs storage cupboard.

## REAR SUN ROOM/PORCH:

Approx. 10'7 x 3'10. Access from lounge, wood panelled ceiling with downlights, double glazed door leads out to the private garden area with paved pathway and coloured chipped stones, two wooden sheds are included in the sale.

## KITCHEN:

Approx. 7'10 x 6'9. A feature of this room is the sky roof window which allows ample natural light into the Kitchen; fitted with a good range of base and wall units in a white high gloss finish, complimentary worktops in a wood effect finish and matching splashback; stainless steel sink and drainer; **built-in Electric Oven, Electric Hob with extractor hood above; integrated fridge/freezer** and plumbing for an automatic washing machine; wood effect flooring; ceiling downlighters; and a radiator.





**UPPER GALLERY LANDING:**

An attractive wide staircase with oak wood balustrade handrail and stairwell leading to the spacious upper gallery landing area with large built-in storage cupboard; access to the Master Bedroom, Bedroom 2 and the Shower Room.

**SHOWER ROOM:**

Approx. 10'5 x 3'8. Comprising WC, wash-hand basin and large walk-in shower compartment; built-in vanity units in walnut wood veneer provide ample storage facility at the wash-hand basin and cistern; large chrome wall mounted towel rail. parador ceiling with downlights and window.

**MASTER BEDROOM 1:**

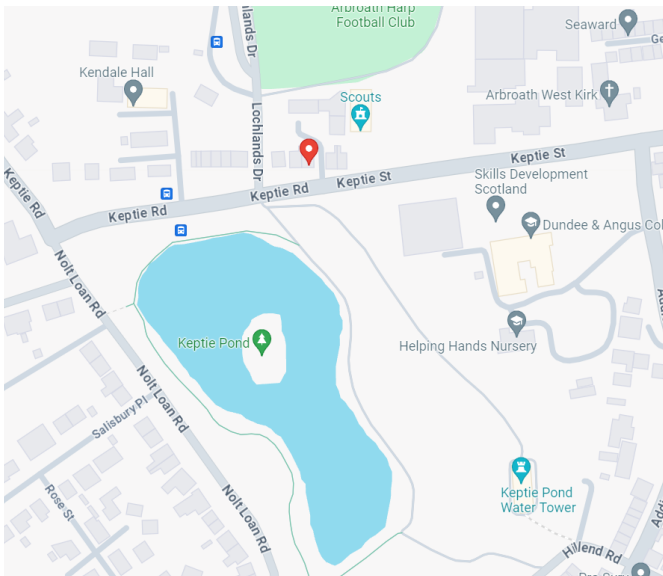
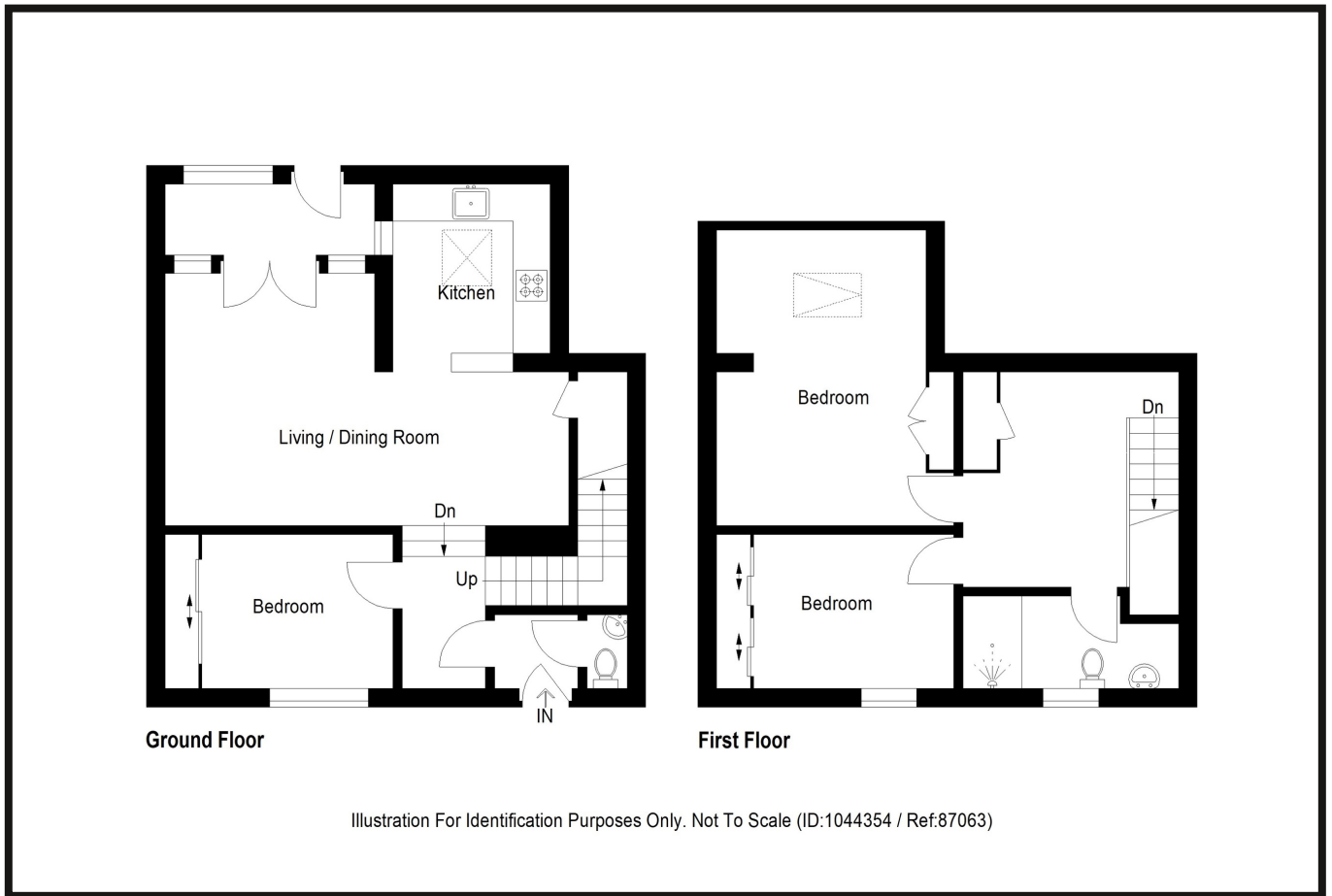
Approx. 15'10 x 11'10. A spacious and beautiful master bedroom with feature roof window which allows ample natural light to flood into the room; neutral décor; additional dressing area and built-in wardrobe fittings with oak panel doors; and a radiator.

**BEDROOM 2:**

Approx. 10'9 x 8'3. Another delightful well proportioned bedroom with window overlooking the front of the property; triple built-in wardrobes with mirrored sliding doors; neutral decor; and a radiator.



# 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.

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