

# Connelly Yeoman



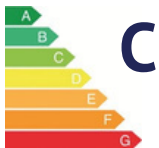
56 SHERIFF STEIN PLACE, ARBROATH, DD11 5JY

TERRACED VILLA



## Key Features

- Set within a very desirable location on outskirts of Arbroath
- Part of the modern build "Monarch's Rise" development
  - Gas fired central heating and Double glazing
- Enclosed rear garden with access to two residents parking spaces.



3 1 2



OFFERS OVER

**£155,000**

# Property Description

This attractive and well presented TERRACED VILLA forms part of the prestigious modern housing development known as Monarch's Rise located on the eastern periphery of the town, yet within easy reach of most central amenities, local shopping, supermarkets and close to both primary and secondary schools. The property offers bright and well proportioned rooms over two levels and has the advantage of gas fired central heating and double glazing. On entering the property into the Hallway, there is a useful Cloakroom/WC, a modern and well appointed Kitchen fitted with a range of integrated kitchen appliances, a well proportioned Lounge with feature patio doors leading out into the rear garden; and on the upper floor a lovely master bedroom with front-facing window offering fine open views, a further second bedroom (both bedrooms have built-in wardrobes with mirror-fronted sliding doors) a further third bedroom; and a well appointed Bathroom completes the picture. Outside, the enclosed rear garden is neatly laid out in lawn area, sunny patio and there is an access gate leading out to the rear residents' car parking area, with the benefit of 2 car parking spaces for this property. This property would suit a variety of buyers and early viewing is highly recommended for the discerning purchaser.

## ACCOMMODATION:

Hallway, WC, Kitchen, Lounge with patio doors; upper floor:- 3 Bedrooms, , Bathroom.

## HALLWAY:

Entry is via a double glazed front door into the Hallway, with staircase leading to the upper floor accommodation, a built-in under-stair storage cupboard and a further useful built-in shelved storage cupboard with light; and a CH radiator.

## WC:

Approx. 5'10 x 3'8. Comprising WC and vanity unit incorporating the wash-hand basin and a mirror; wood effect flooring; inset ceiling spotlights, an xpelair and a CH radiator.

## KITCHEN:

Approx. 6'6 x 10'9. Fitted with modern base and wall units, with under-unit lighting and coordinating work surfaces incorporating a stainless steel sink with mixer tap; cupboard housing the Gas central heating boiler; stainless steel Electric Oven, Gas Hob, stainless steel splashback and extractor hood above; integrated Fridge/Freezer and integrated automatic washing machine; inset ceiling spotlights, a CH radiator and a front-facing window.

## LOUNGE:

Approx. 13'5 x 12'. A well proportioned Lounge with wood effect flooring, CH radiator and feature patio doors leading out into the sunny rear garden.



**UPPER HALLWAY:**

Staircase to the upper floor and hallway with access hatch leading into the loft space.

**BEDROOM 1:**

Approx. 11'6 x 11'5. A good sized double bedroom, with front-facing window which offers a lovely open view over the park area and towards the town; built-in double shelved and hanging space wardrobe with sliding mirror fronted doors; and a CH radiator.

**BEDROOM 2:**

Approx. 8'5 x 10'4. Another good sized bedroom, with rear-facing window; built-in double shelved and hanging space wardrobe with sliding mirror fronted doors; and a CH radiator.

**BEDROOM 3:**

Approx. 4'9 x 10'3. Third bedroom, with rear-facing window and a CH radiator, which is currently utilised as a study.

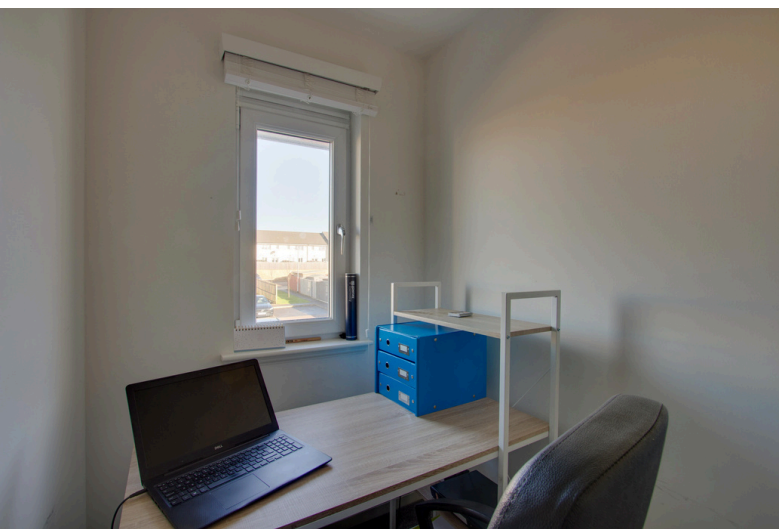
**BATHROOM:**

Approx. 5'7 x 6'8. Comprising vanity unit incorporating the wash-hand basin and WC, large wall mirror and spotlights, bath with over the bath shower and finished with modern wall tiling, inset ceiling spotlights, xpelair and a CH radiator.

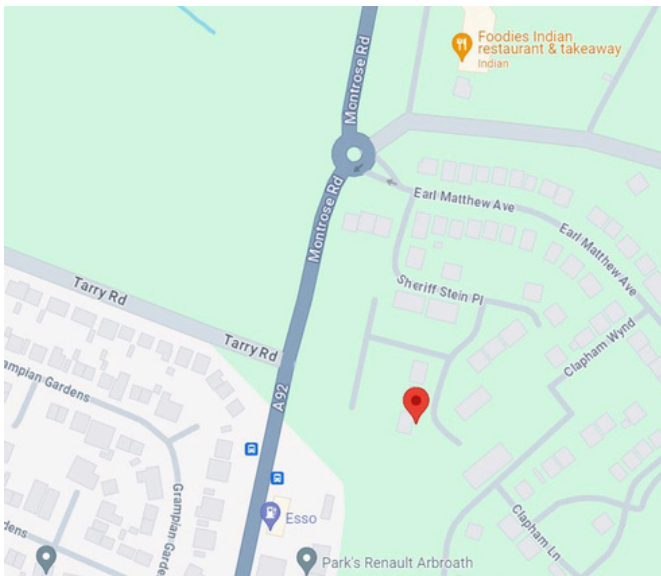
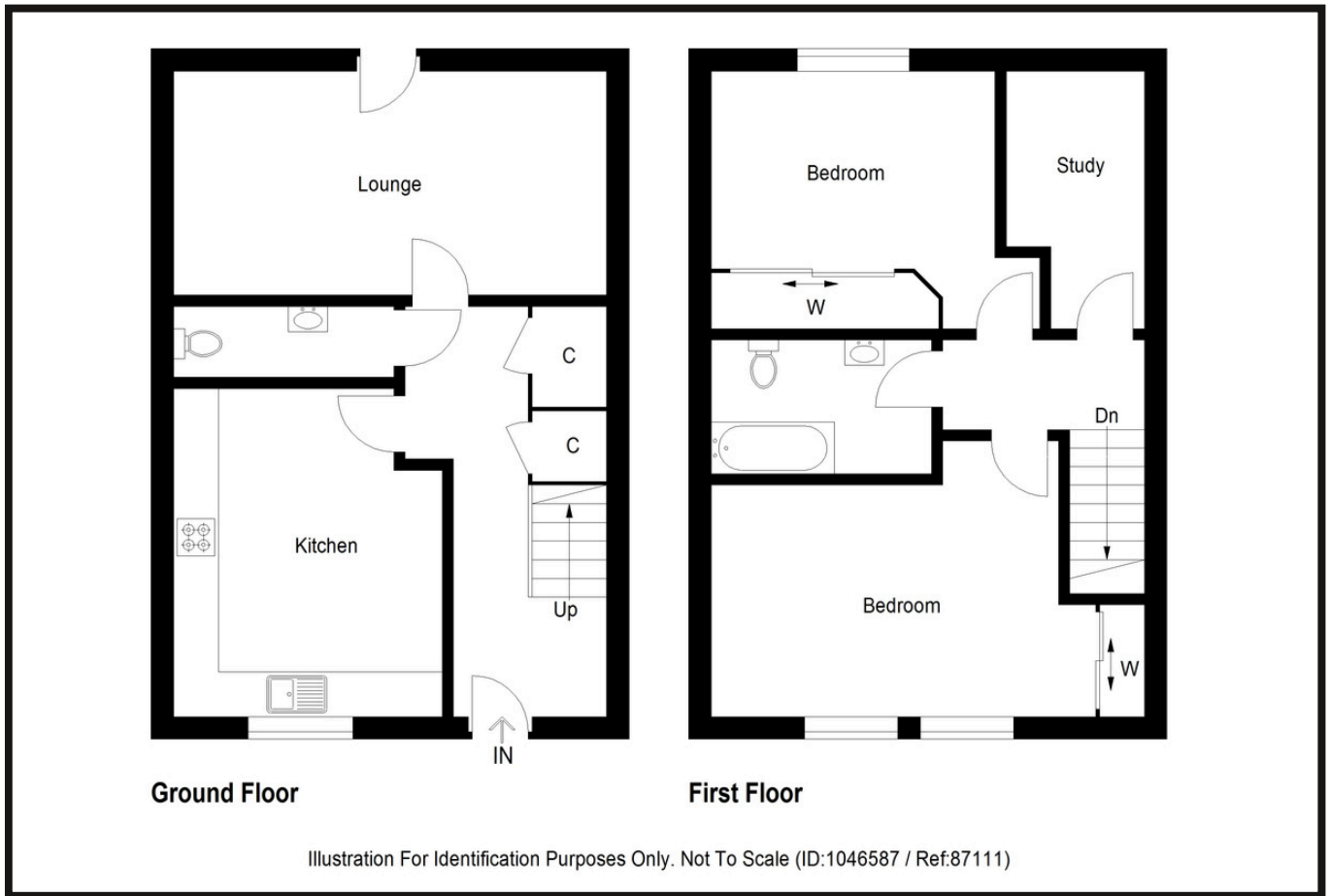
**OUTSIDE:**

A lawned garden area to the front with an enclosed garden to the rear of the property which is all neatly laid out, with lawn, sunny patio area and access gate out to the parking area for the properties.

NB There are two private parking spaces to the rear of the property.



# 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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