

# Connelly Yeoman



72 HAYSHEAD ROAD, ARBROATH, DD11 5AT

SEMI DETACHED VILLA



- Semi detached villa set in a large corner plot with 2 off street parking areas and well maintained gardens.
- Presented in move-in condition with recently installed gas central heating, double glazing and wood burner stove.
- Ideally located in a very popular residential area close to all amenities.



OFFERS OVER

**£120,000**

# Property Description

This bright and airy two bedroom SEMI DETACHED VILLA is ideally situated within a very desirable residential area close to all local amenities and services. The property has the benefit of a large corner plot and has off street parking for at least 2 cars, and well maintained garden grounds. Presented in move-in condition this delightful property offers spacious accommodation with the benefit of recently upgraded gas central heating, double glazing, wood burner stove, with all blinds included and white goods available by separate negotiation. The property comprises of a spacious lounge, kitchen, utility area, 2 double bedrooms and bathroom. The gardens are neatly set out with a front lawn, wooden shed and an enclosed rear garden bordered by a wooden fence with a sunny raised deck area to the rear. Early viewing of this property is highly recommended.

## ACCOMMODATION:

Lounge, kitchen, utility area, 2 bedrooms and bathroom

**ENTRANCE HALLWAY:** Entry to the property is via a recently installed front door into a bright hallway where there is a cupboard housing the electric fuse box and a staircase leading to the upper floor.

## LOUNGE:

Approx. 11'3 x 14'6. A spacious lounge with a feature fireplace with marble inlay and hearth incorporating a wood burning stove, there is wood effect flooring, and a radiator.

## KITCHEN:

Approx. 11'10 x 7'3. Rear facing over looking the garden. Fitted with base and wall units with coordinating work surfaces incorporating a sink with a mixer tap. There is a free standing electric cooker, plumb space for an automatic washing machine and further space for a fridge. From here there is access into a large rear hallway with utility area.

**UTILITY AREA:** This area houses the new gas central heating boiler. It is shelved and has power points for further appliances. There is also a cloaks area and understairs shelved storage. A door leads out into the garden.



**UPPER HALLWAY:** The hallway to the top of the stairs has an access hatch to the loft. A side facing window and a radiator.

**BEDROOM 1:**

Approx. 13'x 11'6". A bright double bedroom with two front facing windows, two wardrobes, and a radiator. There is ample room for further furnishings.

**BEDROOM 2:**

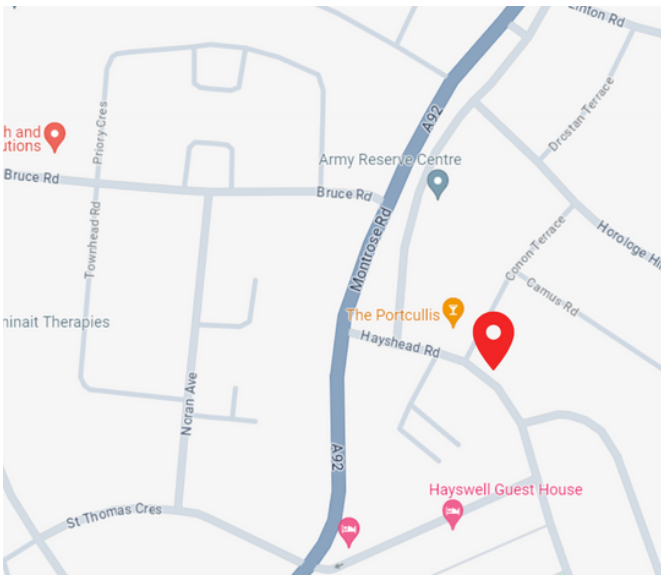
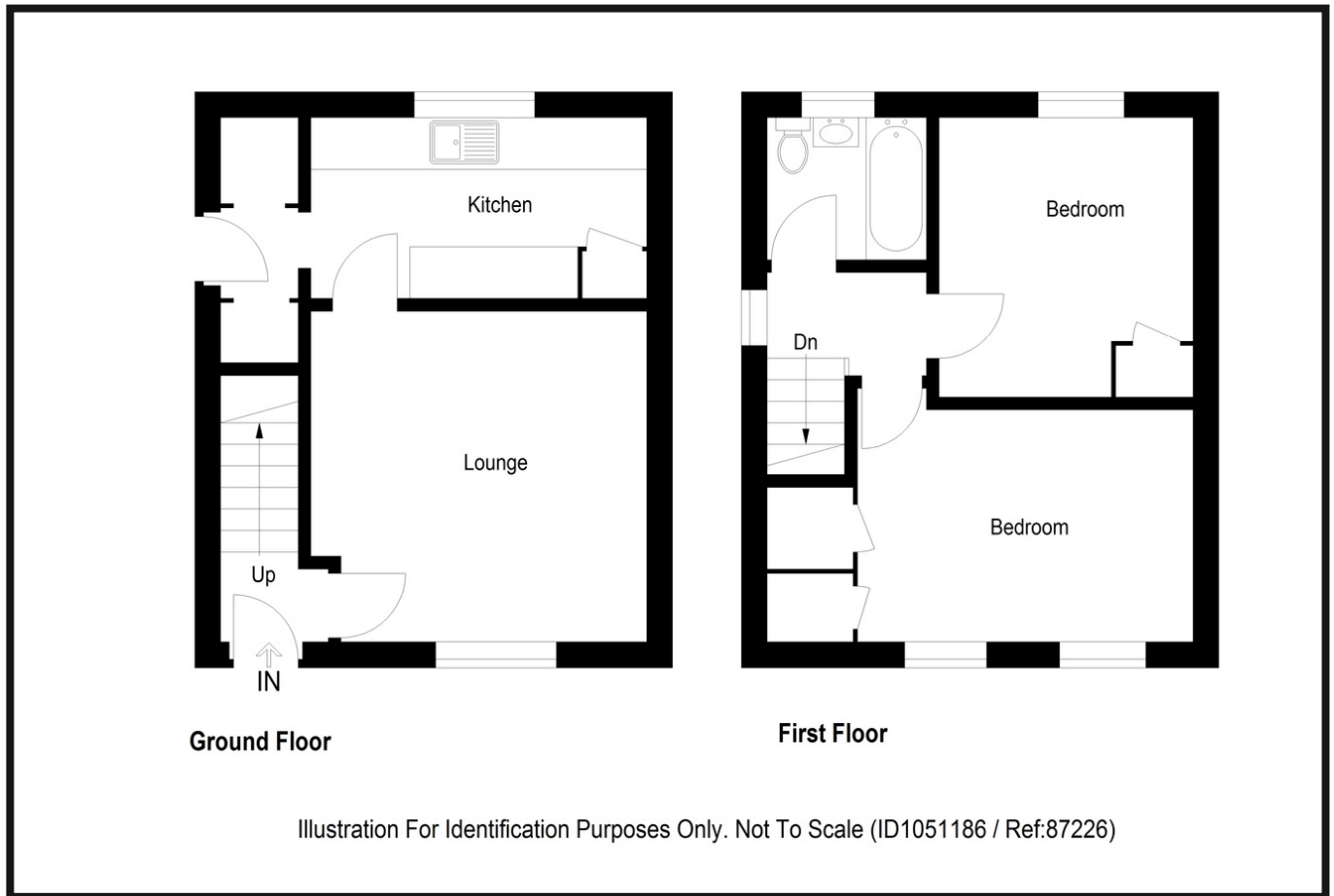
Approx. 9'9" x 12'3" A rear facing double bedroom with a shelved and hanging wardrobe and a radiator.

**BATHROOM:**

Approx. 6'5" X 5'8". A rear facing tiled bathroom with wash hand basin, WC and bath with an electric shower over. A window provides light and natural ventilation, there is an expel air and a heated towel rail.



# 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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