

Connelly Yeoman

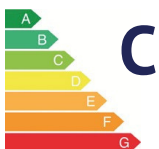


31 ELLIOT STREET, ARBROATH, DD11 3BA

DETACHED LINKED
VILLA



- Set within a popular residential area convenient for central amenities
- An immaculately presented family home offering spacious accommodation
- Gas fired central heating and Double glazing, quality fittings and finishings
 - Off-street car parking, Private rear garden and timber Shed



OFFERS OVER
£230,000

Property Description

This modern DETACHED LINKED VILLA must be viewed to appreciate the bright and stylish accommodation on offer. Set within an ideal central location, close to local amenities and services including local shops, supermarkets and within easy reach of Arbroath Railway station which offers commuting to Dundee and Aberdeen. This immaculately presented family home offers spacious rooms over two levels and has the advantage of a mono-block driveway affording ample off-street parking for two cars. Decorated in modern neutral tones and complimented with modern fittings and finishings, there are also the benefits of Gas fired central heating and Double glazing. On entering the property, there is a spacious open plan Lounge and Family Room, a formal Dining area leading into the modern fitted Kitchen, a Utility Room and Cloakroom. On the upper floor the generous Master Bedroom comes complete with an En Suite Shower Room, there are two further Bedrooms and a Bathroom. Externally, to the front of the property a large mono-block driveway which affords ample off-street car parking for two cars. The enclosed rear garden is neatly laid out in paved patio and lawn area with a timber Garden Shed included. Overall, this attractive property would suit a variety of buyers and early viewing is recommended.

ACCOMMODATION:

Hall area, Lounge which is open plan through to the Family Room, Dining Room and Kitchen, Utility Room and Cloakroom/WC: Upper floor:- Master Bedroom with En Suite Shower Room, 2 further Bedrooms, Bathroom.

HALL AREA:

Enter through front entrance door into the hall area, with staircase leading to the upper floor accommodation. Internal door through into the Lounge.

LOUNGE:

Approx. 17' x 11'9". A bright and spacious room with feature bay style window to the front of the property. Oak wood flooring. Open plan through into the Family Room area. Under-stair storage cupboard. CH Radiator. Feature glazed panels through into the Dining Room.

FAMILY ROOM:

Approx. 14'7 x 8'7". This area offers adaptable room usage and has a front-facing window. Oak wood flooring. CH Radiator.

DINING ROOM:

Approx. 10'4 x 7'8". Ample space for dining table and chairs, with feature patio doors leading out to the rear garden. Oak wood flooring. CH Radiator. Open through to the Kitchen. Door off into the Utility Room.

KITCHEN:

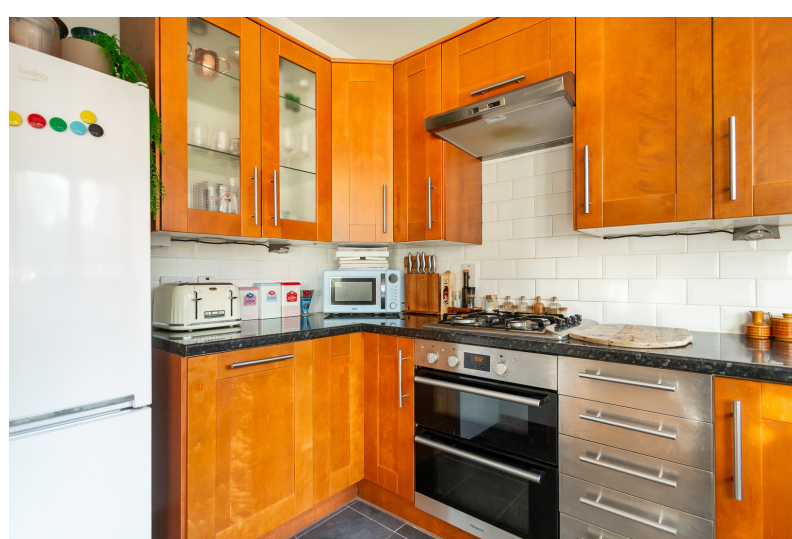
Approx. 10'4 x 7'1". The kitchen is fitted with a good range of base and wall mounted units in an oak wood veneer, ample worktop surfaces and stainless steel sinktop. Built-in double Electric Oven and Gas Hob with overhead extractor fan. Plumbing and space for a dishwasher. Rear-facing window. Tiled effect flooring.

UTILITY ROOM:

Approx. 7'7 x 6'2". Worktop surfaces and under-counter space for further appliances. Wall mounted Gas central heating boiler. CH Radiator. Tiled effect flooring. Rear-facing window and external door out to the rear garden. Door through into the Cloakroom/WC.

CLOAKROOM/WC:

Approx. 8'6 x 3'1". Comprising WC and wash-hand basin. Side-facing opaque glass window. CH Radiator.



UPPER FLOOR LANDING:

Access to the Master Bedroom, 2 further Bedrooms and the Family Bathroom. Built-in storage cupboard. Access hatch into the loft space.

MASTER BEDROOM:

Approx. 18'9 X 8'6. A generously proportioned Master Bedroom with front-facing window. Ample space for bedroom furnishings. Built-in double wardrobe with sliding mirror-fronted doors. CH Radiator. Access into the En Suite.

EN SUITE SHOWER ROOM:

Approx. 5'8 x 5'5. Comprising WC and wash-hand basin. Separate shower cubicle with mains/electric shower. Chrome heated towel rail. Rear-facing opaque glass window. Tiled effect flooring.

BEDROOM 2:

Approx. 14'8 x 8'6. A double bedroom with two front-facing windows. Built-in storage cupboard. CH Radiator.

BEDROOM 3:

Approx. 10'4 x 8. Another good sized bedroom with rear-facing window. Built-in double wardrobe. CH Radiator.

BATHROOM:

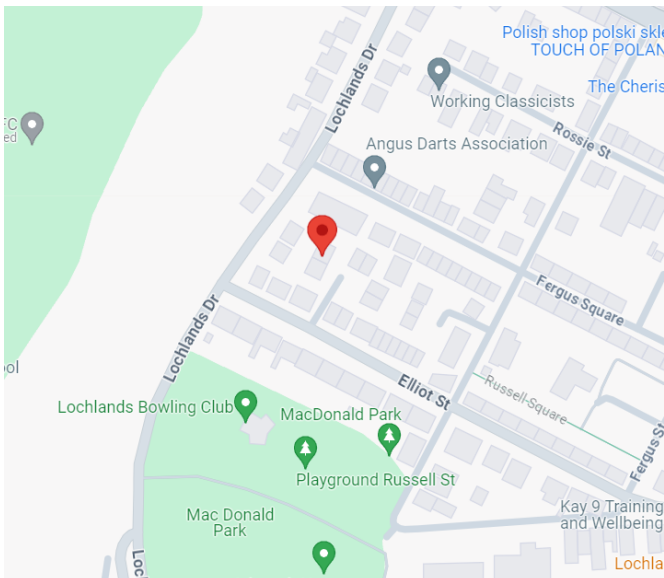
Approx. 6'5 x 6'5. Comprising WC, wash-hand basin and bath. Chrome heated towel rail. Tiled effect flooring. Rear-facing opaque glass window.

OUTSIDE:

Neatly laid out mono-block area to the front of the property. Rear garden neatly laid out in paved patio and lawn, with Garden Shed included.



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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