

Connelly Yeoman



7 BANKHEAD CRESCENT, ARBROATH, DD11 2DP

DETACHED VILLA



- Set within a very desirable, sought after residential area of Arbroath
 - Spacious and well presented accommodation on two levels
 - Gas Fired Central Heating and Double Glazing
- Off-street car parking leading to garage, neatly laid out gardens to the front and rear



OFFERS OVER
£245,000

Property Description

This well presented DETACHED VILLA is located within a quiet cul-de-sac in a very popular residential area of Arbroath and has the benefit of easy access to nearby primary and secondary Schools, as well as local services including shops, railway station, Angus Collage, and the A92 giving easy access to Dundee and many surrounding Angus towns. This bright spacious family home has the benefit of gas central heating and double glazing and is presented in modern neutral tones throughout. The property has been extended over recent years and now has a delightful family dining area to the rear, this, as well as the spacious lounge, kitchen, 4 double bedrooms, shower room and bathroom make this an ideal purchase for a growing family. Outside there are easy to maintain gardens surrounding the property with a driveway leading to a detached garage with adjoining bar/store.

ACCOMMODATION:

Vestibule, Hallway, Lounge open plan to the Family/Dining Area, Kitchen, Shower Room, 2 Bedrooms; Upper Floor:- 2 Bedrooms and Bathroom.

VESTIBULE & HALLWAY:

Enter into the property via the Vestibule, with a glass panelled oak door leading into the Hallway. The welcoming Hallway has a useful under-stair storage cupboard and a CH Radiator.

LOUNGE:

Approx. 15'5 x 9'3. A well proportioned Lounge with ample room for furnishings, and a CH Radiator. Open plan through into the Family/Dining area.

FAMILY/DINING AREA:

Approx. 12'9 x 11'8. An adaptable, recently added room which overlooks the rear garden. There are two CH Radiators.

KITCHEN:

Approx. 11'5 x 9'8. A glass panelled oak door leads into the kitchen which is fitted with base and wall mounted units, and worktop surfaces incorporating a sink with mixer tap. There is an Electric Oven, Hob with extractor hood above, an Integrated Fridge/Freezer, and plumbing and space for an automatic washing machine. CH Radiator. There are side and rear-facing windows. External door out into the rear garden.

SHOWER ROOM:

Approx. 5'7 x 6'6. Comprising a corner shower cubicle housing an Electric shower, vanity unit incorporating the wash-hand basin and WC. Tiled walls, heated towel rail, and side-facing opaque glass window.

BEDROOM 2:

Approx. 10'2 x 10'. Double sized bedroom with a front-facing window. Built-in wardrobe, and CH Radiator.

MASTER BEDROOM 1:

Approx. 11'10 x 14'3. Spacious main Bedroom with a front-facing window. One wall has a triple wardrobe comprising shelving and hanging space with wood effect and glazed triple doors. CH Radiator.



UPPER FLOOR:

Staircase with a wooden balustrade leading to the upper floor accommodation.

BEDROOM 3:

Approx. 13' x 8'8. Double bedroom with a rear-facing window. Access into the eaves space for storage. CH Radiator.

BEDROOM 4:

Approx. 13'5 x 9'10. Another good sized bedroom with a front-facing window. One wall is fitted with wardrobe storage including shelving and hanging space. Access into the eaves space for storage. CH Radiator.

FAMILY BATHROOM:

Approx. 7'4 x 7'4. Comprising a vanity unit incorporating the wash-hand basin, a separate WC and a P-shaped bath with an over the bath Electric shower. Velux side-facing window. Heated towel rail.

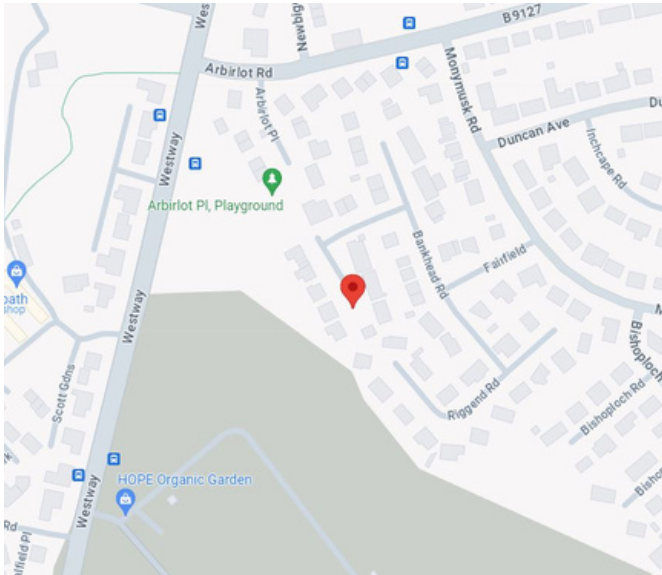
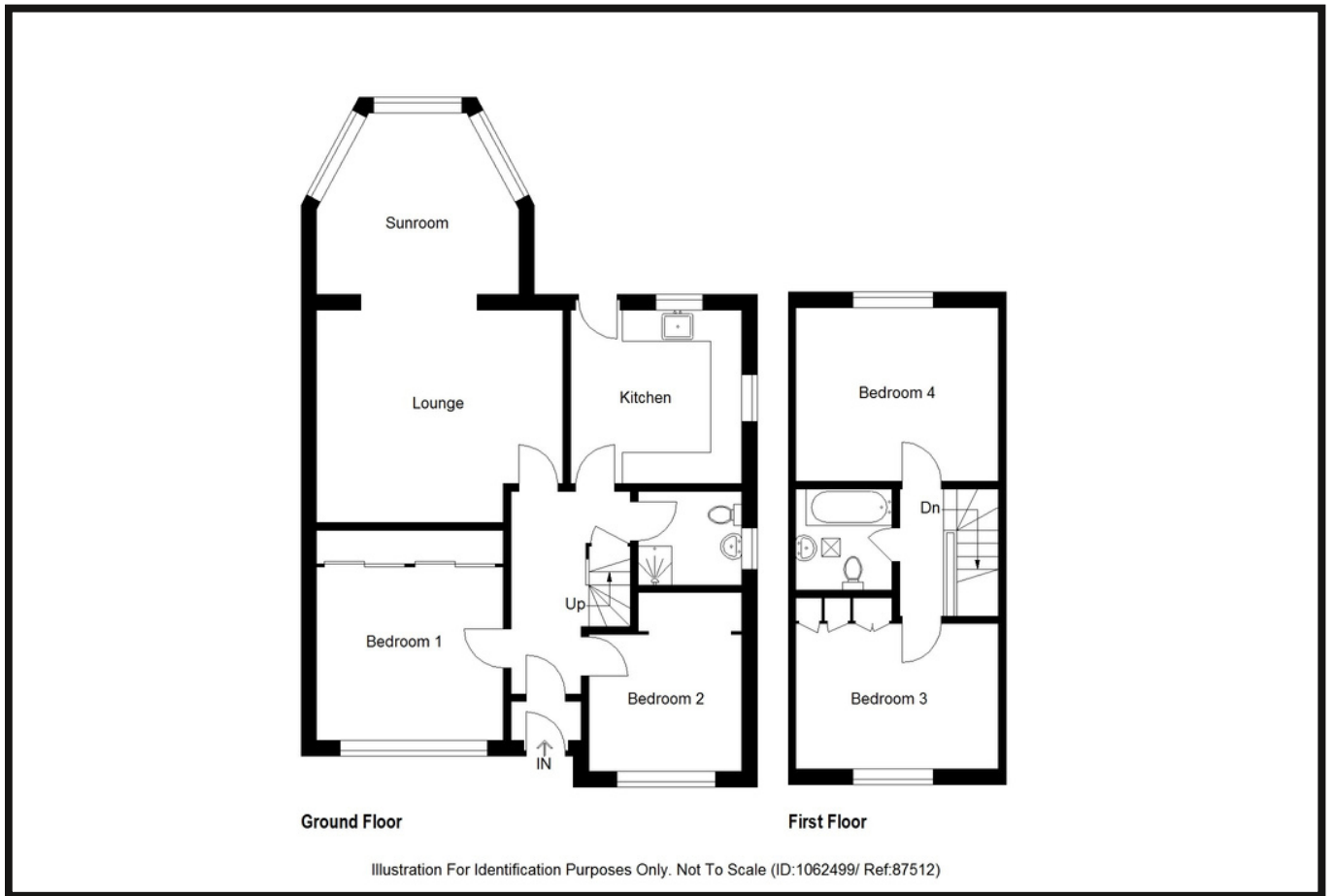
GARDENS: The front garden is neatly laid out in lawn, with off-street car parking leading to the detached Garage.

DETACHED GARAGE with up and over garage door. Adjacent to this at the back there is a bar/storage area with power and light.

The rear garden is laid out in patio area and lawn. A side access gate leads to the front of the property, with access around the property.



Property Professionals



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