

Connelly Yeoman

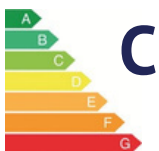


63 BEECHWOOD ROAD, ARBROATH, DD11 4HU

SEMI DETACHED VILLA



- Set within a much sought after residential area of the town
- A very well presented family home of generous proportions with modern decor and fittings
 - Gas Central Heating, Double Glazing and ample storage
- Driveway providing parking leading to the Garage. Neatly laid out gardens to front and rear



OFFERS OVER
£210,000

Property Description

This modern and well presented SEMI DETACHED VILLA must be viewed to appreciate the bright and stylish accommodation on offer. The property is located within a popular residential area locally known as Kirkton, on the northern edge of Arbroath, and is within easy reach of local amenities and services including popular primary and secondary schools, local shops and supermarkets. On entering the property into the welcoming Hallway, there is a useful WC/Cloakroom, located off the hallway is the bright and spacious Lounge, with quality wood effect flooring and double oak veneer doors lead through into the large and well appointed Dining Kitchen. From here there is access to a sunny conservatory with doors leading out into a South facing very private, garden. On the upper floor, there are three good sized Bedrooms and a lovely Family Bathroom. Internal decor and fittings are on modern and stylish lines and there is the benefit of Gas fired central heating and Double glazing.

Externally, the property occupies a good sized garden plot, with driveway to the front affording ample off-street car parking for several cars and leading to the Garage. The fully enclosed rear garden is again neatly laid out and enjoys a sunny aspect with raised sun deck, wooden shed, secluded seating area, power point, and outside tap. Early viewing of this attractive family home is recommended to appreciate.

ACCOMMODATION:

ENTRANCE HALLWAY, WC/CLOAKROOM, LOUNGE, DINING KITCHEN, CONSERVATORY, 3 DOUBLE BEDROOMS, FAMILY BATHROOM

HALLWAY:

Enter through main front entrance door into the welcoming Hallway, with a staircase leading to the upper floor. CH Radiator.

WC/CLOAKROOM:

Approx. 4'6 x 5'. Comprising WC., and wash-hand basin. Modern wall tiling. Fitted wall mirror. Cupboard housing the electric fuse box. CH Radiator. Front-facing opaque glass window.

LOUNGE:

Approx. 15'4 x 15'10. Enter through an attractive oak veneer internal door into the spacious and well proportioned Lounge with a large front-facing window. Ample space for various furnishings and settings. Wood effect oak flooring. CH Radiator. Large under-stair storage cupboard with shelving. Double oak veneer doors lead from the Lounge into the Dining Kitchen.

DINING KITCHEN:

Approx. 18'7 x 9'5. There is a recently installed modern fitted Kitchen, which has a range of base and wall units, worktop surfaces and over and under-unit lighting. There is an electric oven, gas hob and extractor hood above, an integrated dishwasher, washing machine and space for a fridge freezer. The dining area has ample room for a table and chairs, a CH Radiator and access into the conservatory.

CONSERVATORY:

A delightful conservatory with original polycarbonate roof, which has been insulated and lined internally with PVCu shiplap, making this an ideal all-year-round room. Access out onto a sunny raised deck and garden beyond.



UPPER HALLWAY

Staircase leading to the upper floor landing area, with a built-in storage cupboard which houses the gas central heating boiler. Access hatch and fitted loft ladder into the attic space which offers excellent storage facility.

BEDROOM 1:

Approx. 10'9 x 12'2. A bright and spacious main Bedroom with front-facing window. Built-in triple wardrobes (shelving and hanging space) with sliding mirror fronted doors. CH Radiator.

BEDROOM 2:

Approx. 10'9 x 9'7. Another spacious double bedroom with a rear-facing window. Built-in wardrobe with over head storage. CH Radiator.

BEDROOM 3:

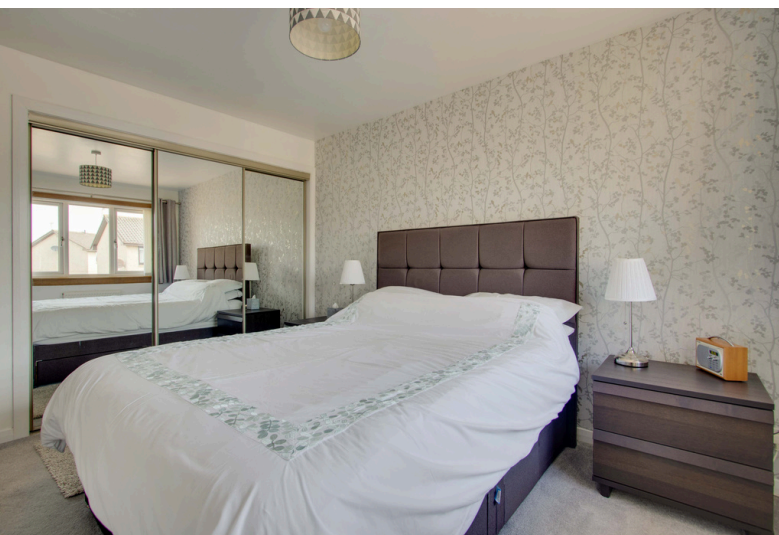
Approx. 8'9 x 11'5. A lovely bright bedroom with a front-facing window. Built-in wardrobe with over head storage. CH Radiator.

FAMILY BATHROOM:

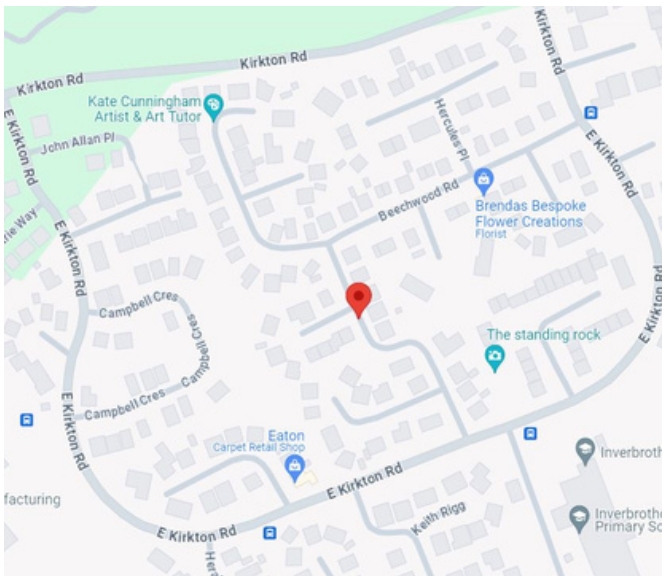
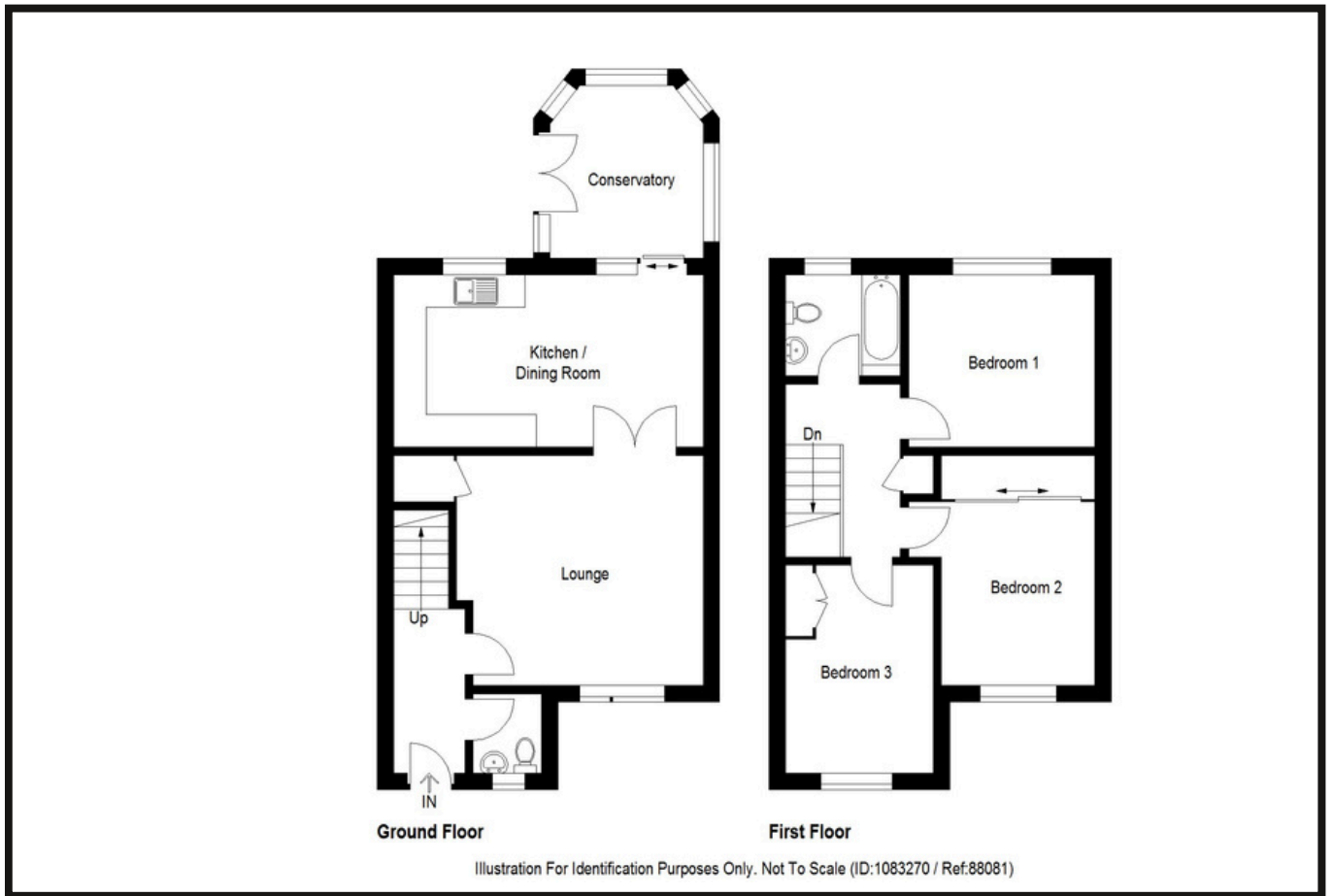
Approx. 7'6 x 5'9. A well appointed bathroom with a vanity unit which incorporates the WC and wash-hand basin, bath with a power shower over the bath. Modern wall tiling, tiled floor, inset ceiling lights, extractor fan and heated CH towel rail.

GARAGE & GARDENS:

Lock-block driveway to the front of the property offering ample off-street car parking and leading to the spacious Garage. Fully enclosed rear garden all neatly laid out and enjoying privacy and a sunny aspect.



Property Professionals



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