

Connelly Yeoman



9 MUIRLANDS CRESCENT, ARBROATH, DD11 3HH

SEMI DETACHED VILLA



Key Features

- Semi Detached Villa with gardens front and rear
- Located in a popular residential area close to local shops and amenities
- Gas fired central heating, timber encasement windows
- Established gardens to the front and rear



OFFERS OVER
£120,000

Property Description

This SEMI DETACHED VILLA is ideally situated within a very popular residential area of the town, within easy reach of most central amenities and services. The property offers well proportioned accommodation over two levels and benefits from Gas fired central heating and timber encasement windows. The property now requires a degree of modernisation and upgrading and this is reflected in the asking price.

Externally, the front garden is neatly laid out to lawn and bordered by hedging. A pathway leads to the rear garden, which is again neatly laid out with lawn and bordered by established hedging. There are two brick-built Outhouses and a Timber Summerhouse is included in the sale.

ACCOMMODATION: ENTRANCE PORCH, LOUNGE & DINING AREA, REAR HALLWAY, KITCHEN; UPPER FLOOR:- 2 DOUBLE BEDROOMS, BATHROOM.

ENTRANCE PORCH:

Approx. 12' x 4'2. A lovely bright entrance porch entering the front of the property, with an internal door leading through into the Lounge.

LOUNGE & DINING AREA:

Approx. 20'5 x 14'8. A spacious lounge and dining area, offering a variety of furniture settings. The lounge area has a front-facing window. Feature Gas fire set on a tiled hearth with a built-in Fyfe-stone fireplace with wooden displays (Baxi back boiler). Two CH Radiators, one in the Lounge and the other in the dining area. Fitted wall lights. The dining area has a front-facing window into the porch. Access from here into a rear hallway.

REAR HALLWAY: With a built-in cupboard housing the electric meter. CH Radiator. Staircase leading to the upper floor. Door leading out into the garden.

KITCHEN:

Approx. 11'6 x 7'5. Belfast style sink with a mixer tap. Under-counter space for kitchen appliances. Built-in cupboard housing the water tank and a further cupboard with shelving and hanging space. Rear-facing window. CH Radiator.



UPPER FLOOR: Staircase to the upper floor, with a side-facing window. Upper hallway with access to the Bathroom and Bedrooms.

BATHROOM:

Approx. 6'10 x 5'9. Comprising wash-hand basin, bath and WC. Over the bath electric shower. CH Radiator.

BEDROOM 1:

Approx. 9'10 x 15'7. Spacious double bedroom with a front-facing window. Large, walk-in storage cupboard with light. CH Radiator.

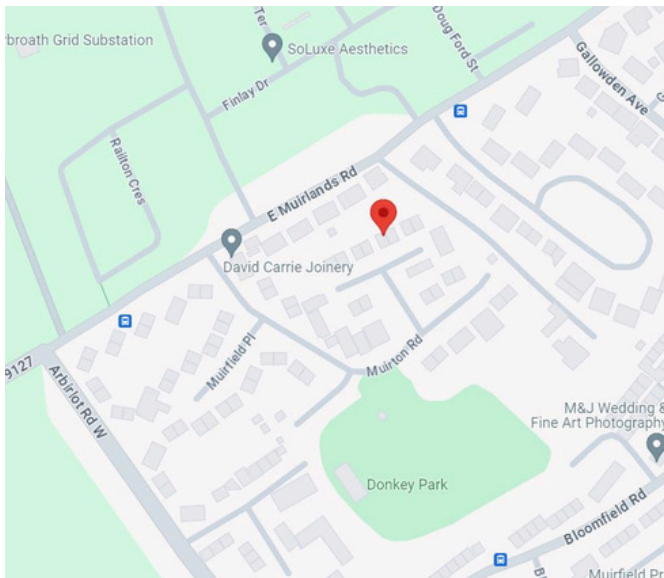
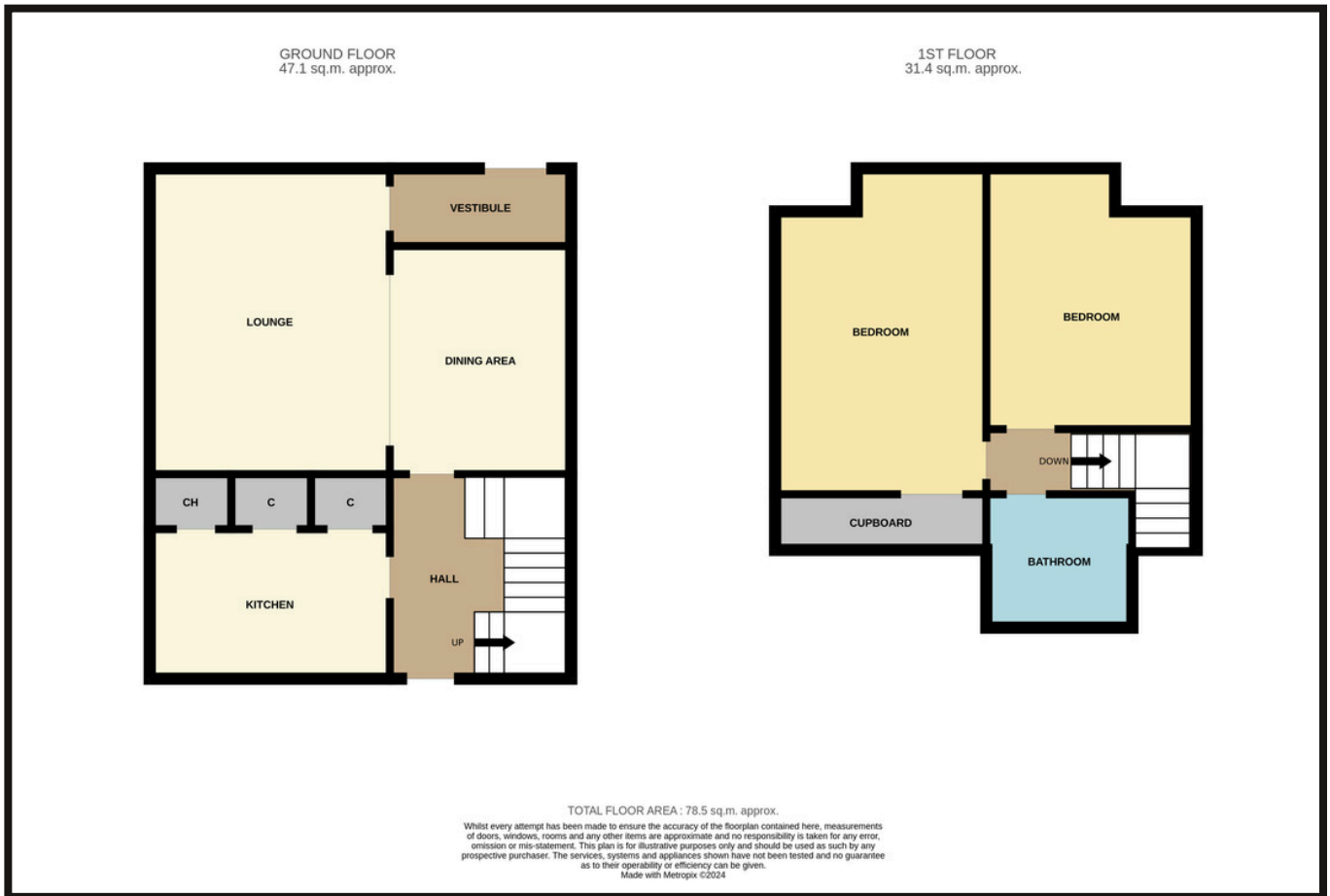
BEDROOM 2:

Approx. 10'5 x 11'10. Another good sized double bedroom with a front-facing window. CH Radiator.

GARDENS: Front garden all neatly laid out to lawn and bordered by hedging. Pathway around to the rear garden, which is again neatly laid out, with lawn and bordered by established hedging. Two brick-built Outhouses and a Timber Summerhouse.



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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