

Connelly Yeoman



**1 ST ANDREW'S CRESCENT,
ARBROATH, DD11 5DE**

**SEMI DETACHED
VILLA**



Key Features

- Within a popular residential area close to the town centre.
 - Located on a generous corner plot.
 - Gas Central Heating and Double Glazing.
- Low maintenance garden with off street parking and a garage.



OFFERS OVER
£125,000

Property Description

Connelly and Yeoman are pleased to bring to the market this bright and airy SEMI-DETACHED VILLA situated in an ideal location close to all local amenities and services to include independent shops, supermarkets, railway station, bus links and A92. The property is a stone through away from Arbroath harbour and beach and benefits from gas central heating and double glazing. The property has been well maintained and neutrally decorated with an low maintenance garden and detached garage. Early viewing would be recommended.

ACCOMMODATION:

Hallway, lounge, dining kitchen, 3 bedrooms and a shower room.

ENTRANCE HALLWAY:

Entry to the property is via a double glazed door into a vestibule and from there through a glass panelled door into the inner hallway where there is an understairs storage cupboard, wooden staircase leading to the upper floor, a radiator and side facing window.

LOUNGE:

Approx. 13'9 x 12'2. A lovely bright lounge with ample room for furnishings. Radiator.

KITCHEN:

Approx. 14'10 x 8'7. Fitted with modern base and wall units with work surfaces incorporating a stainless steel sink with mixer tap, stainless steel electric oven, gas hob, stainless steel splash back and extractor hood above. There is space for an automatic washing machine, laminate flooring and a door into the rear garden.

SHOWER ROOM:

Approx. 6'9 X 5'5. With a vanity unit incorporating the wash hand basin and WC. A shower cubicle housing an electric shower, finished with modern wet wall and parador ceiling. The shower room has a rear facing window offering natural light and ventilation.



UPPER FLOOR:

With front facing window, an access hatch leading into the loft space, and a radiator.

BEDROOM 1:

Approx. 13'7 x 10'4. A front facing double bedroom with fitted wardrobes with shelves and hanging rails, sliding mirrored doors, a shelved vanity area. Radiator.

BEDROOM 2:

Approx. 11'7 x 10'7. A rear facing double bedroom with shelved airing cupboard housing the water tank and a radiator.

BEDROOM 3:

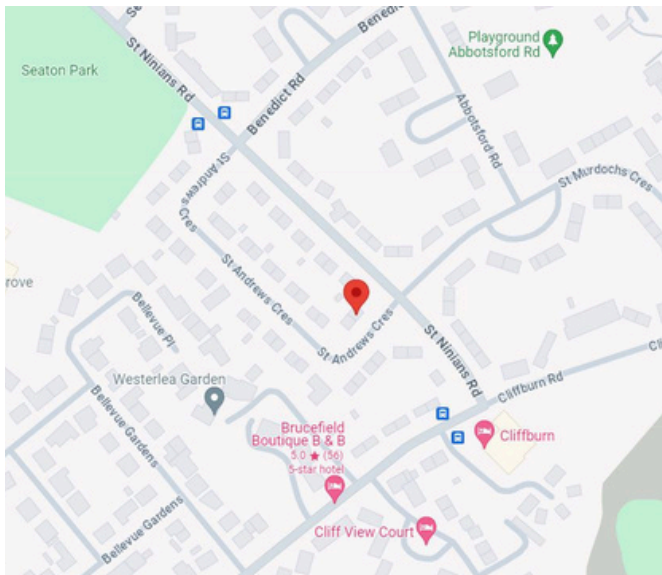
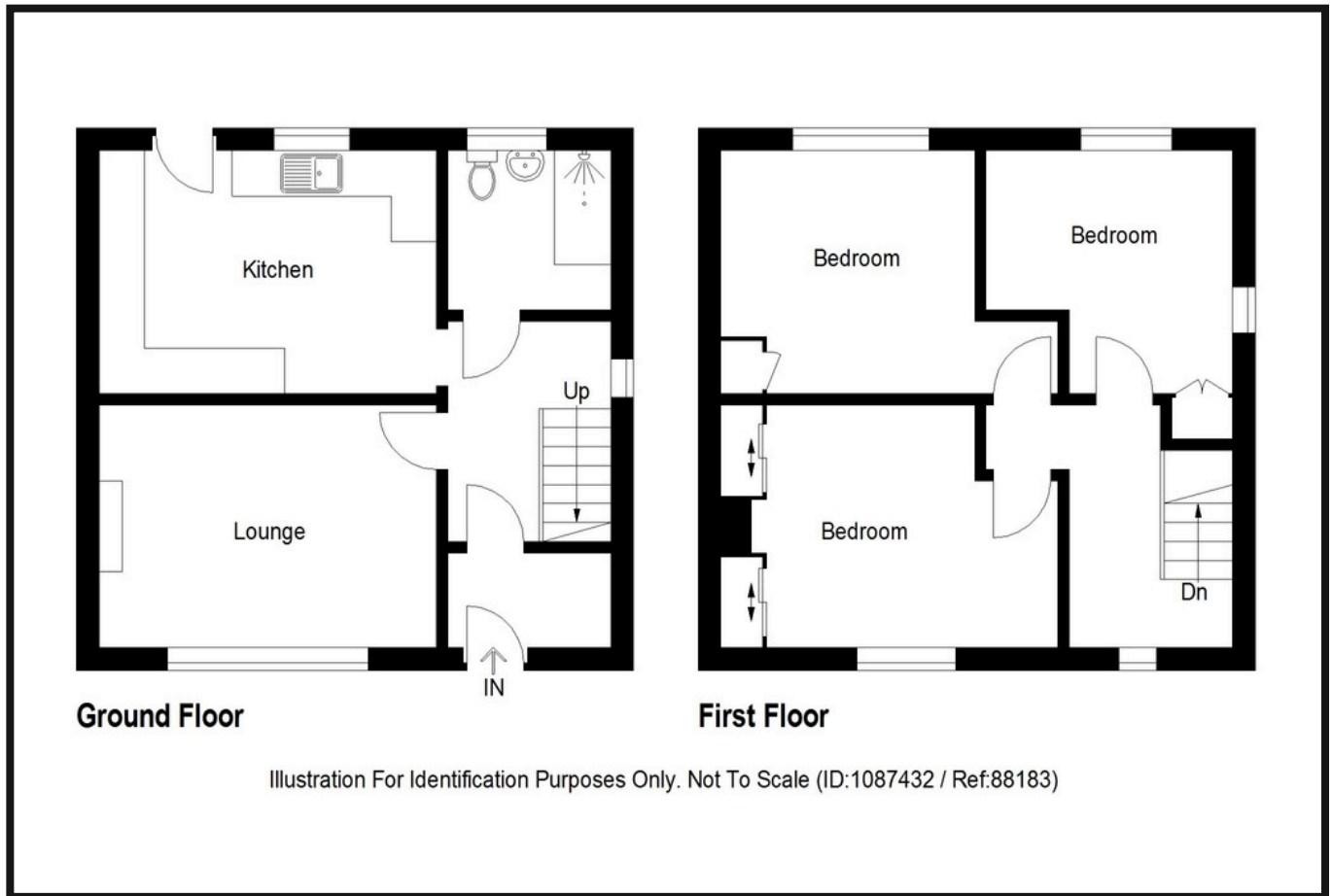
Approx. 10'3 x 10'3. A bright, double aspect bedroom with side and rear facing windows. There is a fitted wardrobe with shelves and hanging rails and a radiator.

OUTSIDE:

Set on a generous corner plot the front garden is easily maintained with a driveway providing off street parking and access to the garage. To the rear, the garden is low maintenance and is mostly tarmac with an area of border planting and a greenhouse. Water tap.



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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