

Connolly Yeoman



**'LAURELBANK' 97 MAIN STREET,
LONGFORGAN, DD2 5EW**

TERRACED VILLA



- **Set within a very desirable village location with many local amenities**
 - **Gas central heating and double glazing**
 - **Decorated in modern neutral tones**
- **Beautifully maintained mature garden with sunny deck, wooden shed & additional area suitable for a garage with gates giving access**



**OFFERS OVER
£210,000**

Property Description

This traditional TERRACED VILLA must be viewed to appreciate the accommodation on offer. Comprising of a large lounge come dining room with patio doors leading into the rear garden, kitchen, 3 double bedrooms, and a recently updated shower room. The property benefits from gas central heating and double glazing and is presented in excellent order throughout. Set within the picturesque village of Longforgan with many local amenities which include shops, primary school, post office and parks. Longforgan is ideally suited to commuters traveling to Dundee, Perth and Aberdeen with road link to other Scottish cities and Angus towns. The property has been well maintained and has a large mature and well stocked garden to the rear with mature bushes and shrubs with a sunny deck, wooden shed and an additional area to the rear with gates allowing vehicle access. This area could, with permissions, allow for a garage. This particular property will appeal to a number of buyers so early viewing would be highly recommended.

ACCOMMODATION:

Lounge / dining room, kitchen, shower room and 3 double bedrooms

HALLWAY:

Entry into a bright hallway with front facing window, a cloak cupboard, a radiator and a staircase leading to the upper floor.

LOUNGE WITH DINING AREA:

Approx. 10'3 x 24'7. An extremely large lounge with feature gas fire set on a tiled hearth inlay with a wooden surround. There is ample space for furnishing such as a dining table and chairs. A window overlooks the garden and a patio door leads out in to the garden. A door leads from the lounge into the kitchen.

KITCHEN/DINING:

Approx. 13'4 x 11'6. Fitted with base and wall units with work surfaces incorporating a stainless steel sink with a mixer tap. There is an integrated fridge freezer, washing machine and dish washer which will remain with the property. There is also a double electric oven with gas hob and extractor hood above. The kitchen has a breakfast area and additional space for appliances. A door leads from the kitchen into the rear garden.

UPPER HALLWAY:

A staircase leads to the upper floor with a rear facing window and access into the loft.



BEDROOM 1:

Approx. 10'6 x 12'. A charming double bedroom with triple shelved and hanging wardrobes with sliding doors and a central mirrored door. Ample room for bedroom furnishings and a radiator.

BEDROOM 2:

Approx. 10'4 x 8'8. A second good sized bedroom with a window overlooking the rear garden. With triple shelved and hanging wardrobes with sliding mirrored doors and a radiator.

BEDROOM 3:

Approx. 10' x 9'5. A third double bedroom which faces to the rear of the property with views towards the church and River Tay beyond. There is a shelved cupboard housing the water tank and a radiator.

SHOWER ROOM:

Approx. 7' x 6'4. A beautiful modern shower room finished with modern tiling, floating sink with vanity storage and mirror above. The large shower cubicle has glass screens and has both a hand held and deluge attachment. There is a heated towel rail, parador ceiling, spotlights and an extractor fan. The shower room over looks over the rear of the property.

GARDEN:

The rear garden has been beautifully maintained with a stone chipped rockery leading to a neatly laid out lawn bordered by established shrubs. A high hedge surrounds the garden and beyond a further garden area with a shed which will remain with the property.



Property Professionals

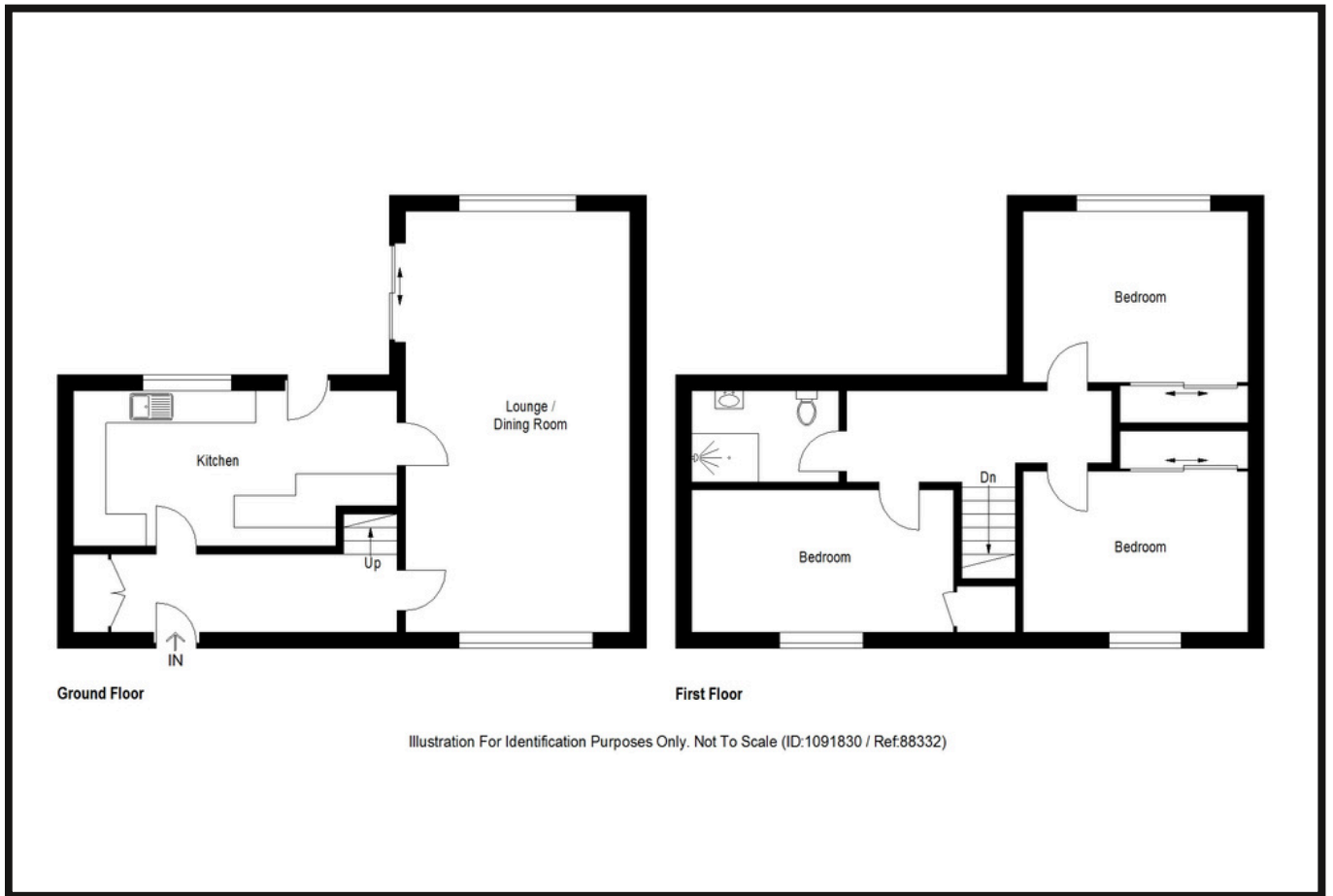
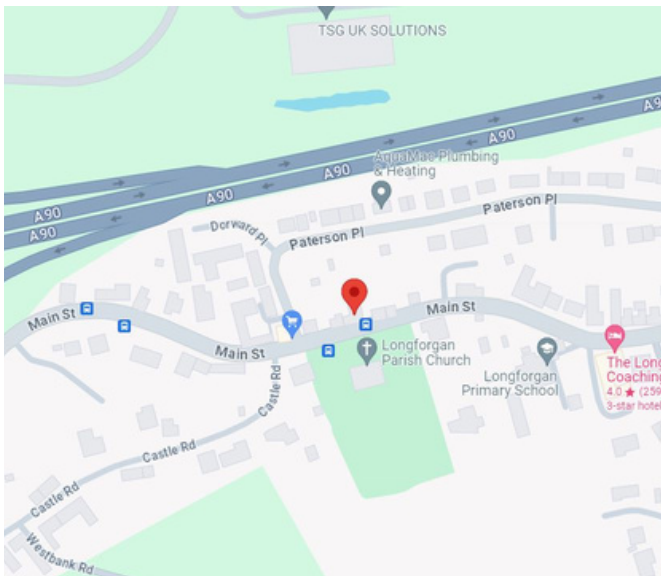


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