

Connelly Yeoman



8 MUIRTON ROAD, ARBROATH, DD11 3HG

SEMI-DETACHED VILLA



Key Features

- Spacious Semi-Detached Villa within a very popular residential area
 - Presented in excellent order with bright spacious rooms
- Enclosed front and rear gardens with 2 brick outhouses, wooden shed & double gates to the rear providing the potential for a large driveway.



OFFERS OVER
£140,000

Property Description

This bright and airy SEMI-DETACHED VILLA is ideally situated within a desirable residential area close to popular amenities and services and offers excellent, well presented accommodation with gas central heating and double glazing. The property has been well maintained and has fresh modern decor and comprises of a sunny porch to the front, a spacious open plan lounge with dining area, kitchen, two double bedrooms and family bathroom. Outside the garden to the front is fully enclosed and gives access to the side and rear. The rear garden has 2 brick outhouses, both with power and light, a wooden shed, water tap and there are double gates which can provide the facility for a driveway.

ACCOMMODATION:

Porch, Open Plan Lounge with Dining Area, Kitchen, Two Bedrooms and Family Bathroom.

ENTRANCE PORCH:

Approx. 11' x 5'3". Entry is into a delightful sunny porch with door leading into the Lounge.

OPEN PLAN LOUNGE WITH DINING AREA:

Approx. 25' x 17'2". A welcoming lounge and dining area with both front and side facing windows, ample room for furnishings, and 2 radiators.

REAR HALLWAY:

An understairs storage cupboard housing the electric meter, staircase leading to the upper floor. Door leading out into the rear garden.

KITCHEN:

Approx. 13'8" x 12'2". Rear facing window. Fitted with base and wall mounted units with work surfaces incorporating a sink with a mixer tap. Double electric oven with gas hob and extractor hood above. Plumbed space for an automatic washing machine and dishwasher and with space for a fridge-freezer. Spotlights to the ceiling.



UPPER HALLWAY:

Side facing window and an access hatch leading into the loft.

MASTER BEDROOM:

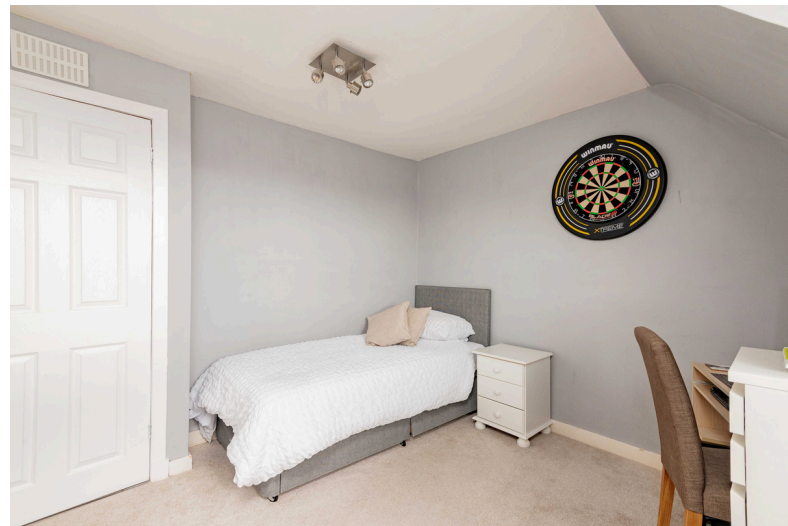
Approx. 11'10" x 16'2". Front facing window. Generously proportioned room with ample space for furnishings. Large walk-in wardrobe with light fitment. Radiator.

BEDROOM 2:

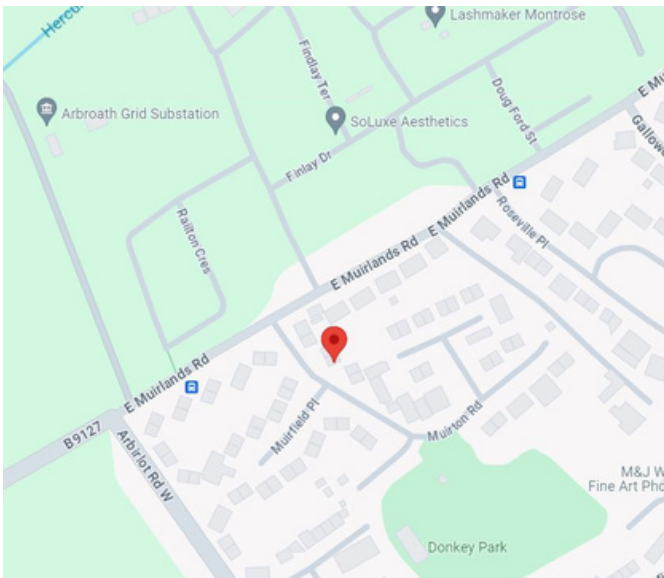
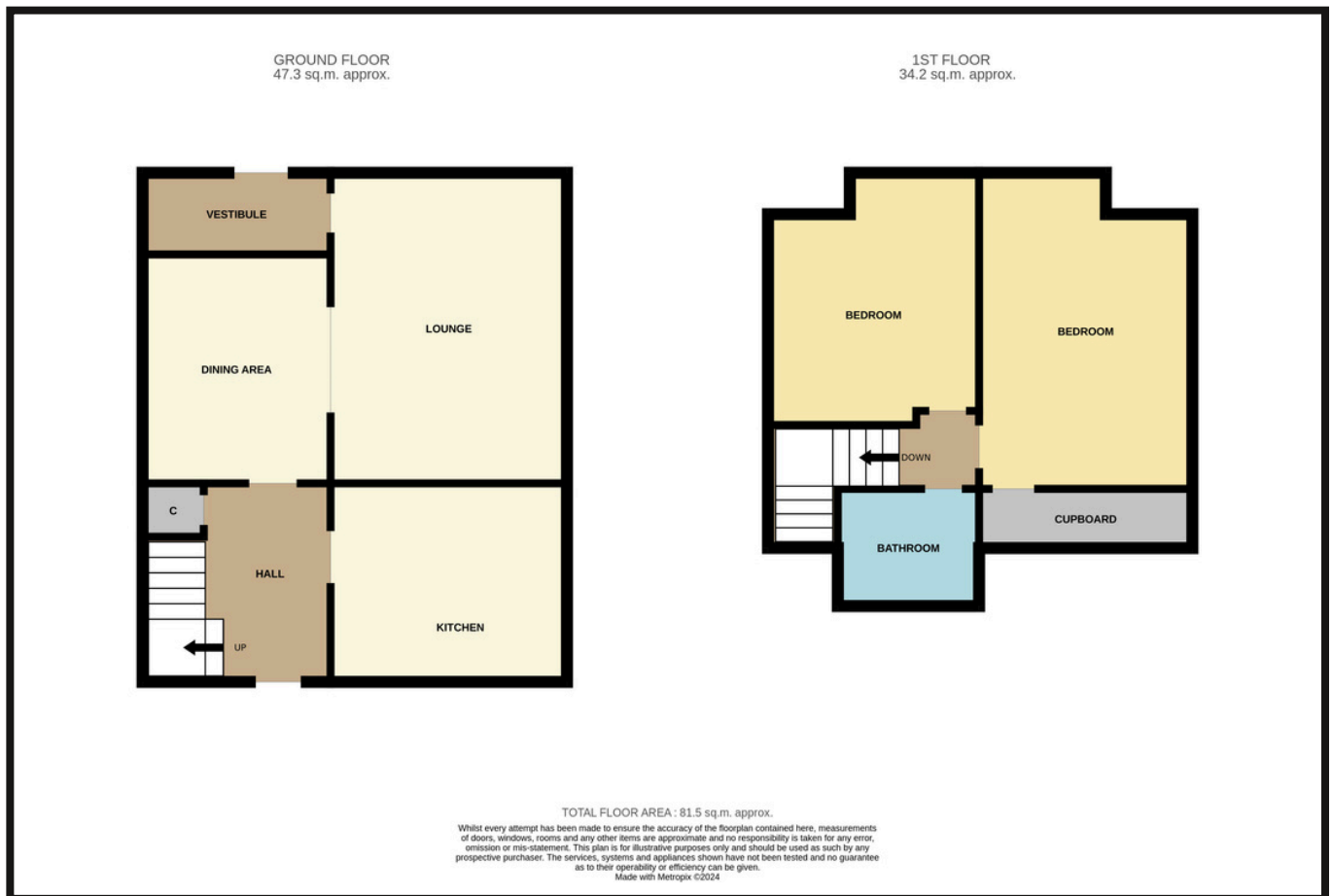
Approx. 12'5" x 13'2". Front facing window with bright open outlook. Another generously proportioned double bedroom with ample room for furnishings. Radiator.

FAMILY BATHROOM:

Approx. 8'2" x 6'7". Bath with over the bath electric shower, vanity unit incorporating the wash hand basin and WC. Finished with modern wet wall. Spotlights to the ceiling. Bathroom fitments.



Property Professionals



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