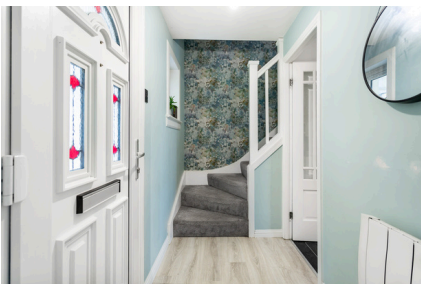


Connelly Yeoman



11 SYCAMORE PATH, ARBROATH, DD11 2HT

TERRACED VILLA



Key Features

- Extended Terraced Villa offering well presented spacious accommodation
- Located in a popular residential area close to local shops and popular schools
- Electric Heating (recently installed), Double Glazing and ample storage
- Easy maintained gardens to the front and rear & side access for bins



OFFERS OVER
£125,000

Property Description

This attractive, extended TERRACED VILLA is ideally situated in a popular residential area of similar styled properties (known locally as Timmergreens) located within easy reach of Arbroath town centre and close to local shops, supermarkets and popular schools. The property offers well proportioned accommodation and has been extended to include a spacious sunroom, and benefits of electric heating (which has recently been installed), double glazing and ample storage. Externally, there are garden areas to the front and rear of the property, with the front garden bordered by a wall, wrought iron gate and railings, and laid out in chip stones for easy maintenance. The rear garden is laid out again for easy maintenance, with a raised decking area with summerhouse and a wooden shed. Overall, this property would suit a variety of buyers and early viewing is recommended.

ACCOMMODATION: ENTRANCE HALLWAY, DINING KITCHEN, SUN ROOM, LOUNGE: UPPER FLOOR:- 2 BEDROOMS, BATHROOM.

ENTRANCE HALLWAY: Enter via a double glazed door into the hallway, where there is a front-facing window and wood-effect flooring.

LOUNGE: Approx. 12'6 x 22'6. A bright and spacious Lounge, with both front and rear-facing windows, and ample space for furniture settings. The front window overlooks the front garden area and park beyond. Electric panel heater.

DINING KITCHEN: Approx. 13' x 16'3. The kitchen is fitted with base and wall mounted units, and worktop surface incorporating a stainless steel sink with a mixer tap. There is an Electric Oven, Hob and extractor hood above, an integrated Fridge/Freezer and ample storage. There is space for a dining table and chairs. Electric panel heater. Access from the Kitchen into the Sun Room.

SUN ROOM: Approx. 10'8 x 7'4. This room is a lovely addition to the property which overlooks and gives access into the garden.



UPPER HALLWAY: Attractive wooden staircase leads up to the bright and spacious upper hallway with a front-facing window, a large built-in storage cupboard housing the hot water tank, an electric heater and access hatch into the loft space.

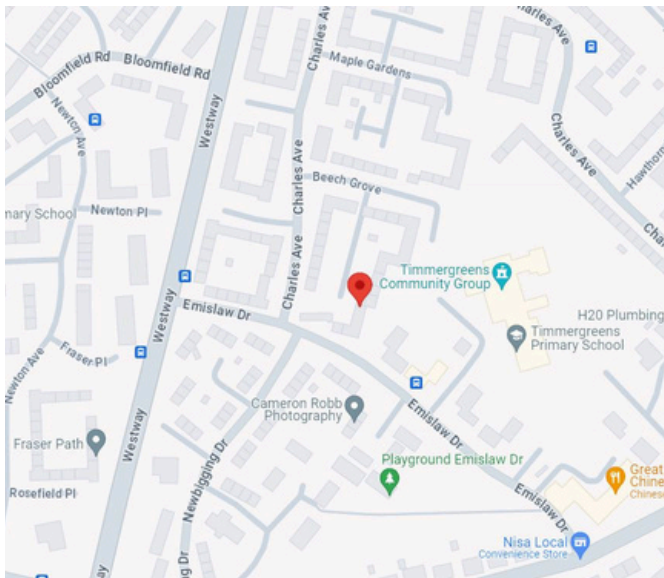
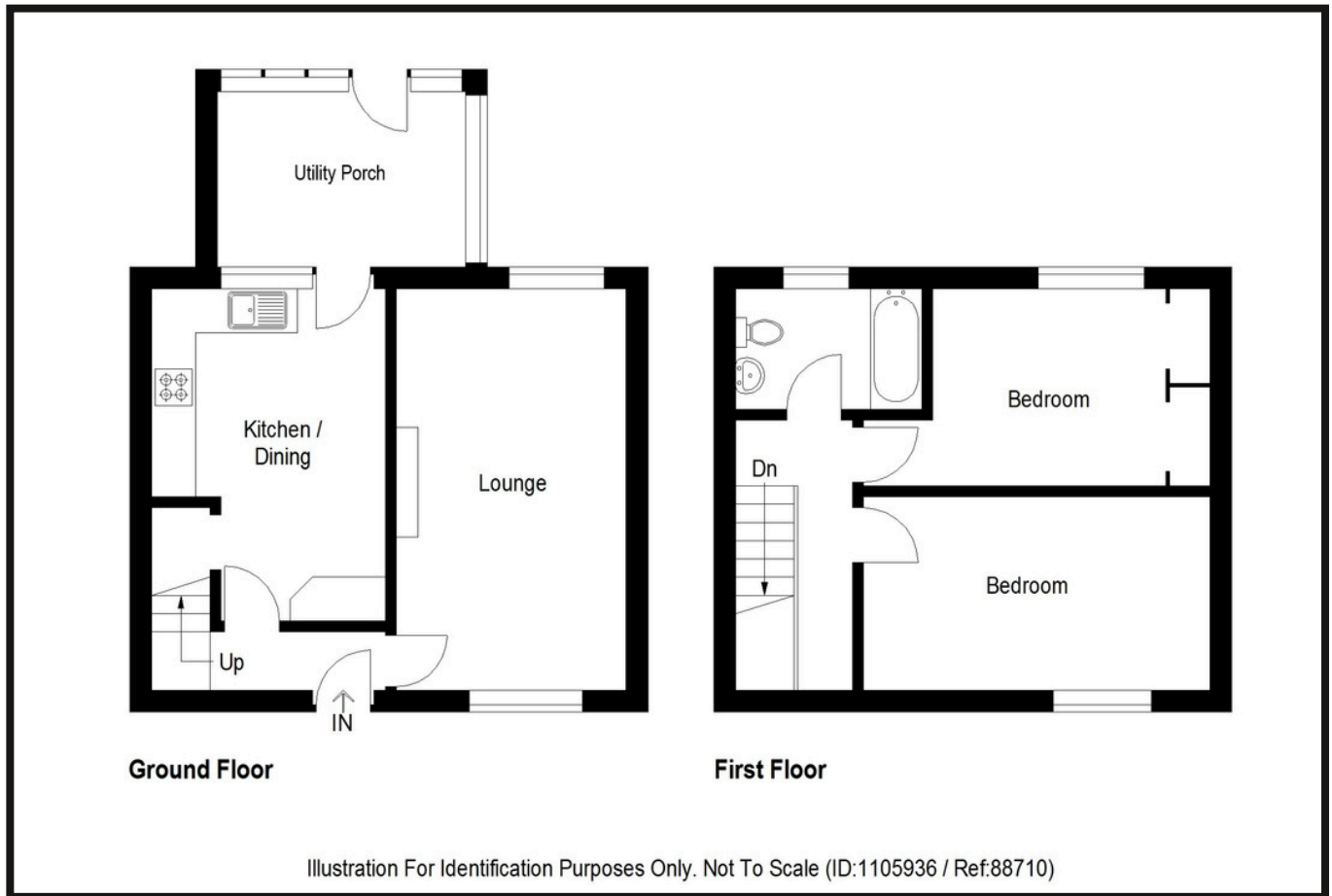
BEDROOM 1: Approx. 18'2 x 10'9. A spacious main bedroom with a front-facing window offering an open outlook over the surrounding park area, ample space for furnishings, and an Electric panel heater.

BEDROOM 2: Approx. 16'3 x 10'6. Another spacious bedroom with rear facing window, two built-in wardrobe/storage cupboards (shelving and hanging space) and an Electric panel heater.

BATHROOM: Approx. 11'2 x 7'3. Comprising a vanity unit which incorporates the wash-hand basin and WC, overhead storage with a mirror and light, There is a P-shaped bath with an over the bath Electric shower. There is wood-effect flooring, a Parador ceiling with spotlights, an extractor fan and a heated towel rail. A rear-facing opaque glass window allows ample natural light and ventilation into the bathroom.



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.

**Connelly
Yeoman**

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