

Connelly Yeoman

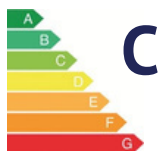


44 BURNETT DRIVE, ARBROATH, DD11 5FH

SEMI DETACHED VILLA



- Ideally located in the popular “Monarch’s Rise” residential estate close to popular schools and shops
 - An attractive and well proportioned property to suit a variety of purchasers
 - Gas Fired Central Heating and Double Glazing, ample storage
 - Mono-block Driveway, Easily maintained gardens to the front and rear



OFFERS OVER
£175,000

Property Description

This modern SEMI DETACHED VILLA is ideally located in the very popular and sought after residential estate of "Monarch's Rise" on the eastern edge of the town of Arbroath, which itself is served by a vast array of local amenities and services including a full range of local and national supermarkets, popular schools, Health Centres and of course there is the lovely seafront and marina area all located close-by. The property offers well proportioned accommodation over two levels and benefits from Gas fired central heating and Double glazing. Externally, the property has easily maintained gardens to the front and rear, with a mono-block driveway offering ample off-street car parking to the side of the house. The enclosed rear garden is laid out mostly to lawn, with steps down onto a decking area which enjoys a sunny aspect. Two Garden Sheds included in the sale.

Overall, this attractive property would suit a variety of buyers and early viewing is recommended.

ACCOMMODATION:

ENTRANCE HALLWAY, WC/TOILET, LOUNGE with French doors through into the DINING KITCHEN; UPPER FLOOR:- 3 BEDROOMS, FAMILY BATHROOM.

HALLWAY:

Enter into the property via the attractive front entrance door into the hallway, which has laminate flooring. Access into the downstairs WC/Toilet and through into the Lounge.

WC/TOILET:

Approx. 4'8 x 2'10. Comprising a two piece white suite. An opaque glazed window allows for natural ventilation.

LOUNGE:

Approx. 14'4 x 12'5. A spacious lounge with a large picture window overlooking the front garden area. Laminate wood flooring. Feature French doors open through into the dining/kitchen area. CH Radiator.

DINING AREA & KITCHEN:

Approx. 15'5 x 9'6. A lovely bright room, with a rear-facing window and feature French doors lead out into the rear garden. The dining area has ample space for dining table and chairs.

The kitchen area is fitted with a good range of modern base and wall mounted units in a white finish, complimented by dark coloured worktop surfaces with a stainless steel sink and drainer. Wall mounted gas central heating boiler located in a wall unit. **Gas Hob with extractor hood above and an Electric Oven all included in the sale.** A large, American-style Fridge/Freezer may be for sale by separate negotiation. CH Radiator.



UPPER FLOOR LANDING:

Staircase leading to the upper floor accommodation, with a bright landing area which has a window which allows ample natural light into this area. There is a large, built-in storage cupboard and feature laminate flooring. Access hatch into the loft space (storage purposes).

BEDROOM 1:

Approx. 12'10 x 8'8. A spacious main bedroom with a front-facing window. Built-in wardrobes with sliding mirror front doors. CH Radiator. Laminate flooring.

FAMILY BATHROOM:

Approx. 7' x 5'9. Comprising a three piece white bathroom suite with a shower over the bath and a tiled-effect wet wall finish around the bath area. White vanity units below the wash-hand basin and the WC. Large wall mirror. CH Radiator.

BEDROOM 2:

Approx. 9'1 x 8'11. Another good-sized bedroom, with a rear-facing window. CH Radiator.

BEDROOM 3:

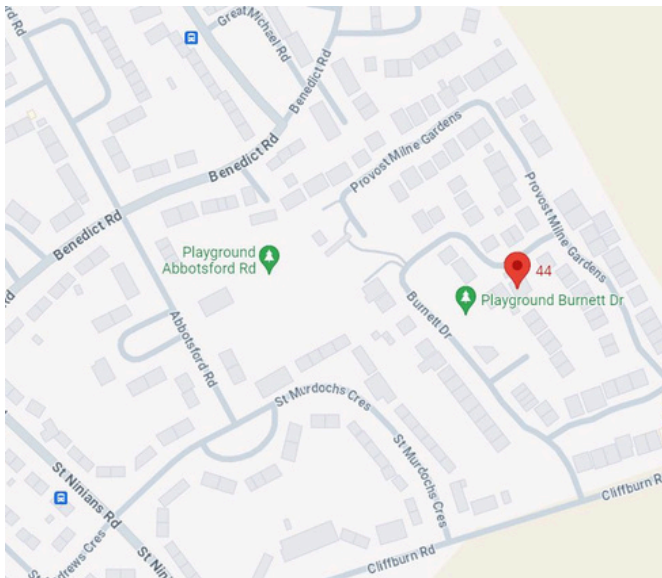
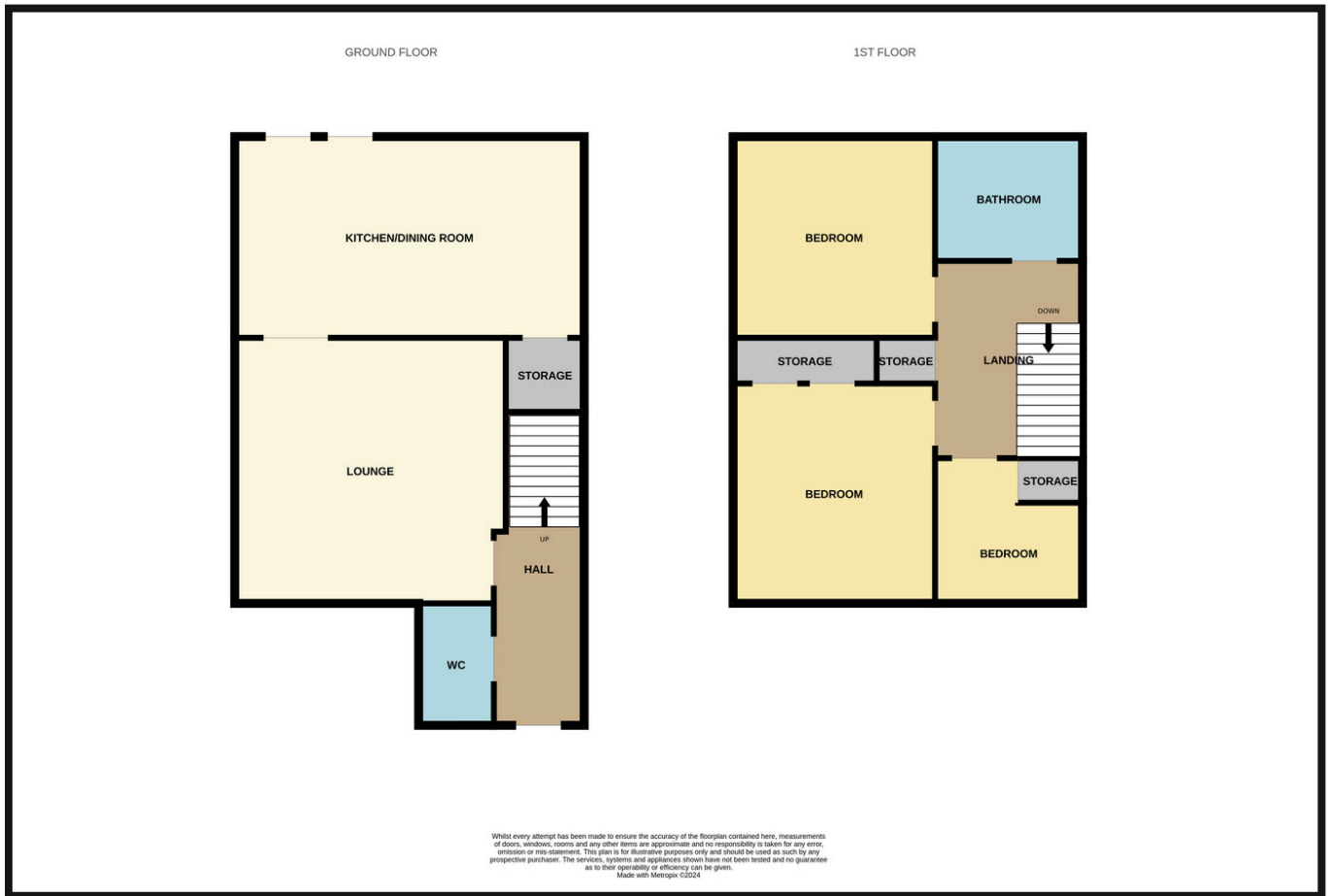
Approx. 9'7 x 7'. A good-sized single bedroom, with a front-facing window. Large, built-in storage cupboard. CH Radiator.

GARDENS:

Mono-block driveway provides ample off-street car parking located to the side of the property. Easily maintained front garden laid to stone-chips with timber boundary fence. The enclosed rear garden is laid out mostly to lawn, with steps down onto a decking area enjoying a sunny aspect. Two Garden Sheds included in the sale.



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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