

# Connelly Yeoman



25 BLOOMFIELD PLACE, ARBROATH, DD11 3LP

END TERRACED VILLA



## Key Features

- Attractive End of Terrace Villa offers excellent family accommodation
- Located in the very popular residential area of Bloomfield, close to most amenities
  - Gas Fired Central Heating and Double Glazing, ample storage
- Lock-block driveway with off-street car parking, Gardens front, side and rear



OFFERS OVER

**£120,000**



# Property Description

This attractive, bright and airy, two bedroom END TERRACED VILLA is ideally situated in a very popular and sought after residential area (known locally as "Bloomfield"), within easy reach of most amenities including primary and secondary schools. The property offers well proportioned accommodation over two levels and enjoys the benefit of Gas fired central heating, double glazing and has ample storage. Externally, the property sits on a large corner plot, with a front garden area laid out in grass with established shrubs. There is a gated lock-block driveway offering spacious, off-street car parking. A side area of garden, laid to grass, leads to the enclosed rear garden which is mainly laid out in grass with a drying area. There is a useful stone-built Outhouse, a Lean-to Outhouse and Two wooden Sheds/Outhouses. The property offers excellent potential.

**ACCOMMODATION:** ENTRANCE HALLWAY, WC, LOUNGE WITH DINING AREA, KITCHEN; UPPER FLOOR:- SHOWER ROOM, 2 DOUBLE BEDROOMS.

**ENTRANCE HALLWAY:** Enter into the property via the main front entrance door into the Hallway, which has a cupboard housing the electric meter, laminate flooring and a CH Radiator. Access from the Hallway into the downstairs WC/Toilet. Wooden staircase leading to the upper floor accommodation.

**WC:** Approx. 3'6 x 7'2. Comprising WC and a vanity unit incorporating the wash-hand basin. Wall mirror. Inset ceiling spotlights. Laminate flooring. Heated towel rail.

**LOUNGE WITH DINING AREA:** Approx. 14'4 x 25'4. A spacious room, with lounge area which has a front-facing window, laminate flooring and there are two CH Radiators. The room continues into the dining area where there is ample space for a dining table and chairs, and this area has a rear-facing window. Pendant ceiling lights. Access from this area into the kitchen.

**KITCHEN:** Approx. 12'2 x 10'5. The kitchen is fitted with base and wall mounted units, worktop surfaces incorporating a sink with a mixer tap. Electric Oven, 5 burner Gas Hob with extractor hood above. Plumbing and space for a Dishwasher, and space for a fridge/freezer. Plumbing and spacious for an automatic washing machine. CH Radiator. Rear-facing window and an external door leads out into the rear garden.





**UPPER FLOOR:** Wooden staircase to the upper floor landing area, with a side-facing window and a CH Radiator. Access hatch into the loft space.

**SHOWER ROOM:** Approx. 8'1 x 6'6. Comprising a WC, vanity unit incorporating a wash-hand basin and a corner shower cubicle housing a power shower. Tiled walls and floor. Rear-facing opaque glass window. Inset ceiling spotlights, an extractor fan and heated towel rail.

**BEDROOM 2:** Approx. 13'9 x 13'9. A spacious bedroom with a rear-facing window, laminate flooring and a CH Radiator.

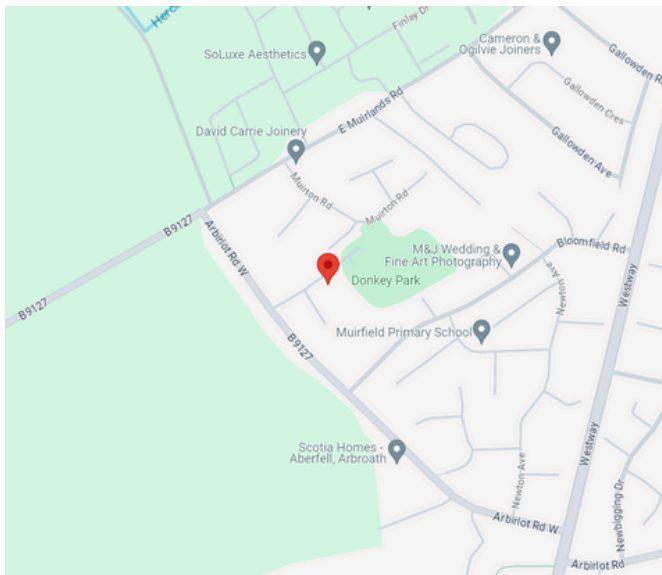
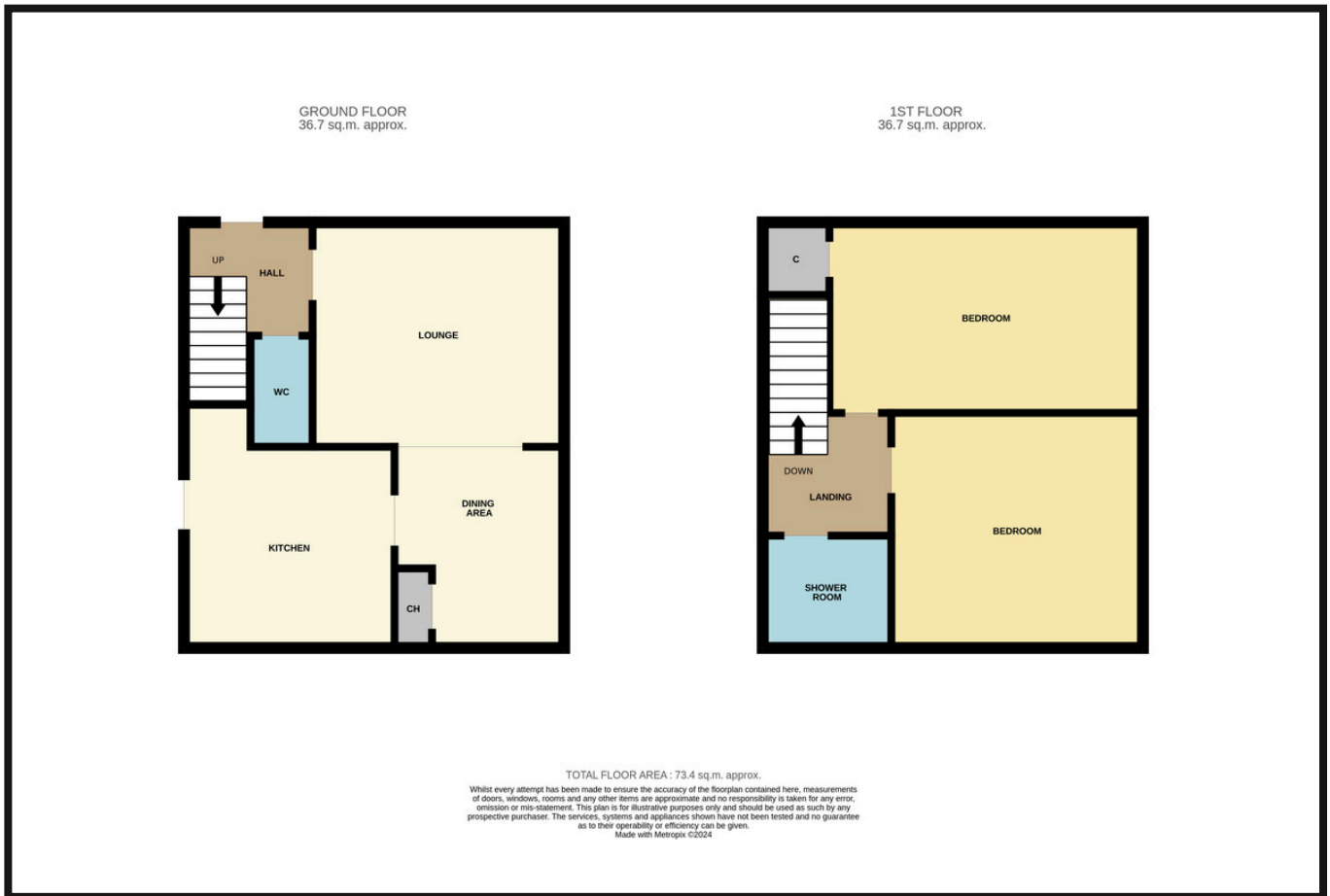
**BEDROOM 1:** Approx. 18'5 x 11'. Spacious main bedroom with a front-facing window, two built-in shelved storage cupboards and a CH Radiator. Wood-effect flooring.

**GARDEN:** The property sits on a large corner plot, with a front garden area laid out in grass with established shrubs. Gated lock-block driveway offers spacious, off-street car parking area. Side area of garden laid to grass. Enclosed rear garden laid out in grass, drying area. (access by neighbour for putting out the bins) Stone-built Outhouse. Lean-to Outhouse. Two wooden Sheds/Outhouses. Outside 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.

**Connelly  
Yeoman**

**tspc**

Connect with us

