

# Connelly Yeoman

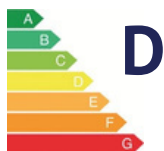


42 ETHIE TERRACE, ARBROATH DD11 4AB

DETACHED VILLA



- Set within a popular and sought after location close to popular schools and shops
- A well presented family home offering spacious and adaptable accommodation
  - Gas Fired Central Heating and Double Glazing, ample storage
- Mono-block Driveway for several cars, Mature gardens surrounding the property



OFFERS OVER  
**£260,000**



# Property Description

This attractive DETACHED VILLA is located in a very popular and sought after residential area of the town and is within easy reach of the many amenities and services which Arbroath has to offer. This particular property has been recently extended into the attic space and now offers generously proportioned accommodation over two levels with a lounge, dining/family room, kitchen, 4 bedrooms and 2 shower rooms, whilst benefiting from Gas fired central heating and Double glazing. Externally, the property occupies a lovely garden plot, with various sections of garden laid out for easy maintenance. The rear garden is laid to patio and which enjoys a sunny aspect. There is access to the side area of the property which is laid to lawn and a rear gate leads out to a large, mono-block driveway which affords off-street parking for several cars. The side garden is laid out neatly with lawn and established shrubs, and there is an access pathway all the way around the property. Overall, the property represents an ideal family home and viewing is recommended.

## ACCOMMODATION:

**ENTRANCE VESTIBULE & HALLWAY, LOUNGE, 2 BEDROOMS, SHOWER ROOM, KITCHEN, DINING/FAMILY ROOM;  
UPPER FLOOR:- 2 FURTHER BEDROOMS, SHOWER ROOM.**

## VESTIBULE:

Enter into the property via the main front entrance door into the Vestibule which has wood-effect flooring and a CH Radiator. A glass panelled door leads through into the Hallway. Staircase to the upper floor accommodation.

## HALLWAY:

A spacious and welcoming Hallway, with a built-in cloaks/coats cupboard and a further understair storage cupboard. CH Radiator. From the Hallway you have access into the Lounge.

## LOUNGE:

Approx. 15'9 x 16'2. A generously proportioned Lounge with a front-facing window. Ample space for various furniture settings/furnishings. Wood-effect flooring. CH Radiator.

## BEDROOM 1:

Approx. 14'3 x 14'2. A spacious double bedroom with a front-facing window. Ample space for bedroom furnishings. Wood-effect flooring. CH Radiator.

## BEDROOM 2:

Approx. 14'4 x 12'7. A good-sized bedroom with a rear-facing window and ample space for bedroom furnishings. Wood-effect flooring. CH Radiator.

## SHOWER ROOM:

Approx. 7'8 x 7'3. Vanity unit incorporating the wash-hand basin, WC., and a corner shower with a power shower. Modern wet wall finish. Parador style lined ceiling with inset spotlights. Heated towel rail and bathroom fittings included. Rear-facing opaque glass window allows for natural ventilation.

## KITCHEN:

Approx. 15'8 x 10'6. The kitchen is fitted with modern base and wall mounted units, worktop surfaces incorporating a stainless steel sink and mixer tap. Built-in Stainless steel Electric Oven, Gas Hob and extractor above. Integral Fridge and Freezer, Dishwasher, automatic washing machine and Tumble dryer all included in the sale. Inset ceiling spotlights. CH Radiator. Rear-facing window. Access from the kitchen into a lovely Dining/Family Room.

## DINING/FAMILY ROOM:

Approx. 13'4 x 23'2. A generously proportioned room, ideal for everyday family living, with ample space for various furniture settings. Two side-facing windows. Feature wood-burning corner stove set on a stone hearth. Wood-effect flooring. CH Radiator. Door leading out into the rear garden.





**UPPER FLOOR:**

Staircase with pine wood balustrade which leads up to the upper floor landing area. There is a large, built-in storage cupboard with double doors which affords ample storage and houses the Gas central heating boiler, with a light.

**BEDROOM 3:**

Approx. 13'6 x 11'10. A double bedroom, with combed ceilings, wood-effect laminate flooring and with a side-facing window. CH Radiator. Built-in storage cupboard with shelving and hanging rail. Neutral decor. Access into the eaves space for storage.

**SHOWER ROOM:**

Approx. 7'4 x 5'10. The Shower Room is a recent addition to the property, offering a well appointed shower room with tiled effect wet wall finish. Quadrant shower cubicle. Two piece white bathroom suite with the cistern and wash-hand basin built-in with white high gloss units and display worktop. White wall mounted towel rail. Black slate-effect flooring.

**BEDROOM 4:**

Approx. 13'6 x 11'7. Another spacious bedroom, with a side-facing window, wood-effect laminate flooring and neutral decor. CH Radiator.

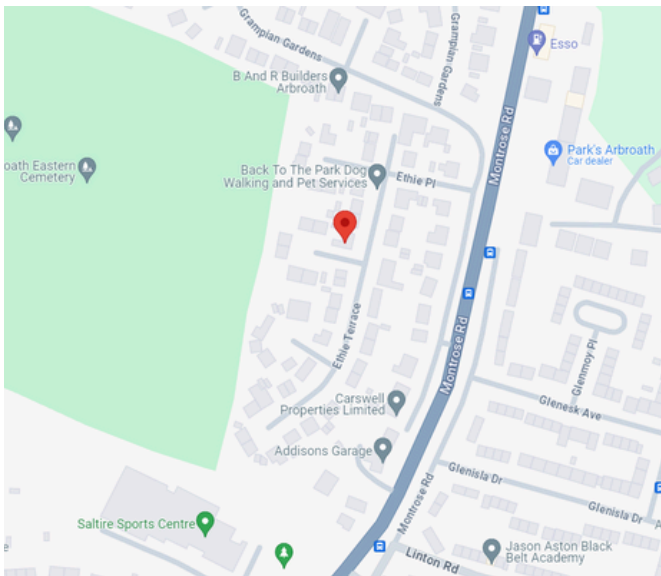
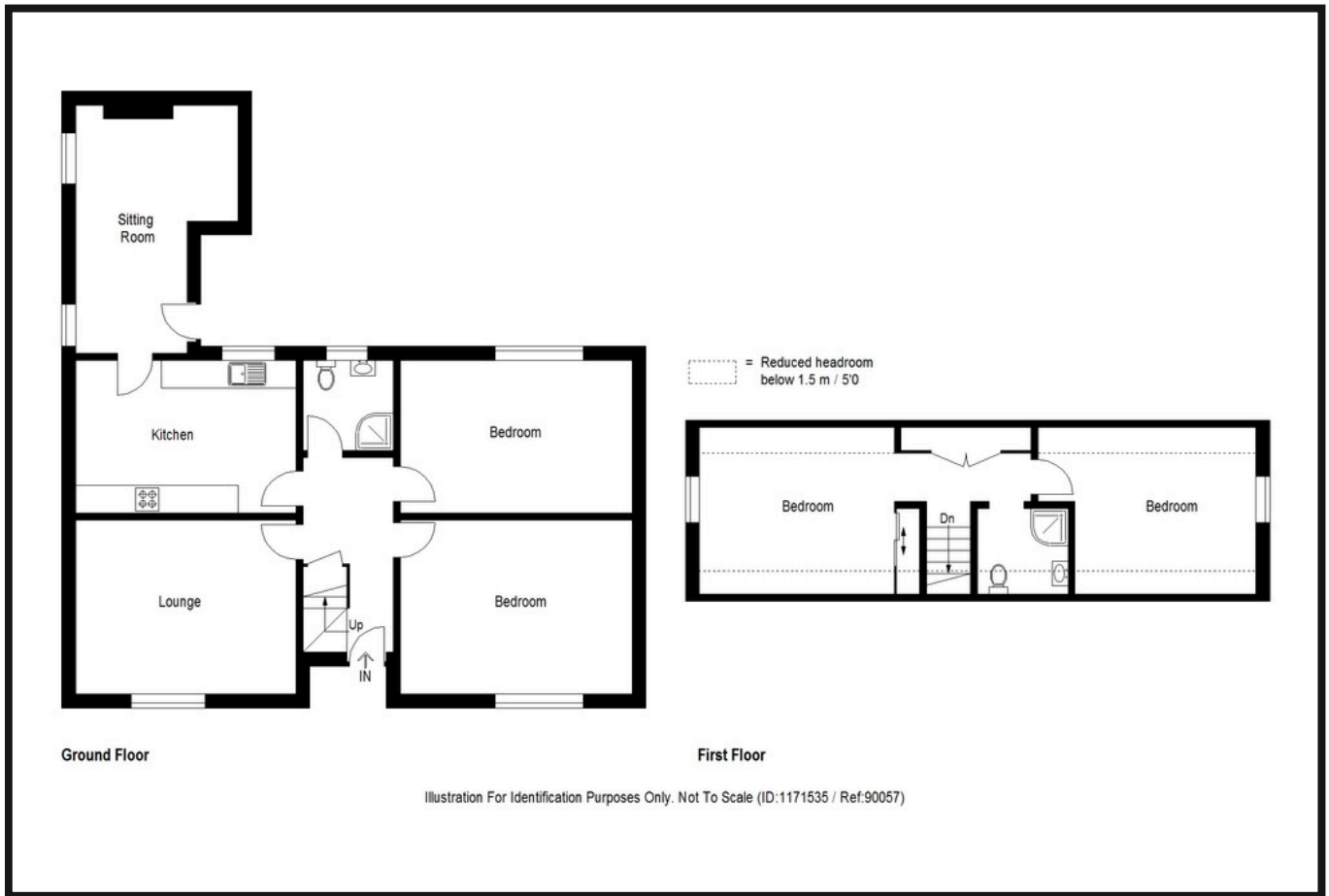
**GARDENS:**

The rear garden is laid to patio area outside the back area of the property which enjoys a sunny aspect. Access to the side area of the property which is laid to lawn and a rear gate leads out to a large, mono-block driveway which affords parking for several cars. Wooden Shed included.

The side garden is laid out neatly with lawn and established shrubs, access pathway all the way around the property.



# 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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