

# Connelly Yeoman



215 BRECHIN ROAD, ARBROATH DD11 4AR

MID TERRACED VILLA



- Ideally located within a desirable residential location set back off the road with an open outlook
  - Within easy reach of most central amenities, popular schools and shops closeby
  - Electric Heating, Double Glazing, bright and airy rooms decorated in modern neutral colours
    - Easily maintained gardens to the front and rear, Outhouse and Shed included



OFFERS OVER  
**£115,000**

# Property Description

This attractive and well presented MID TERRACED VILLA is located in the very popular residential area of the town known locally as "Warddykes" and this particular property occupies an ideal location set back from the main Brechin Road and enjoys an open outlook overlooking a grassed area to the front. The property offers excellent, bright and spacious family accommodation located over two floors and enjoys the benefits of Electric Heating, Double Glazed Windows and External Doors, together with ample storage in the property. Externally, the front garden area is bounded by a wall with access gate into the easily maintained front garden area, laid out in paving slabs for ease of maintenance. A mutual pathway to the side of the property leads through to the rear of the building. The enclosed rear garden is again laid out for ease of maintenance with paving slabs and raised flower borders, rotary clothes dryer and there is a large stone-built Outhouse offering good storage and also a timber Shed is included in the sale. Early viewing is recommended to appreciate.

**ACCOMMODATION:** ENTRANCE VESTIBULE & HALLWAY, LOUNGE, KITCHEN, DINING ROOM; UPPER FLOOR:- 3 BEDROOMS, SHOWER ROOM.

## **VESTIBULE & HALLWAY:**

Enter into the property via the double glazed front entrance door into the Vestibule, which has a large built-in storage cupboard (double opening louvre doors) with hanging rail and overhead storage. Internal door into the Hallway, with staircase leading to the upper floor. Understair storage cupboard (housing the electric meters). Access from the hallway through into the Lounge.

## **LOUNGE:**

Approx. 13'4 x 11'4. A lovely bright room, with a large picture window overlooking the front of the property. Neutral decor. Electric storage heater.

## **KITCHEN:**

Approx. 9'9 x 9'6. The kitchen is fitted with base and wall mounted units in an oak wood veneer, brown marble-effect worktop surfaces and a sinktop. Built-in Electric Hob, Double Electric Ovens below and an extractor above the hob. Ample space for further white goods. Built-in storage/larder cupboard with louvre door. Large window overlooking the rear garden. A door leads off the kitchen into the Dining Room. A double glazed external door leads out from the kitchen into the rear garden.

## **DINING ROOM:**

Approx. 12' x 7'9. A good-sized room, ideal as a dining room, with a rear-facing window. Built-in display unit with glass sliding doors and storage below. Electric storage heater.



**UPPER FLOOR:**

Staircase leading to the upper floor accommodation, with access to the Bedrooms and Family Bathroom. At the top of the stairs there is a good-sized built-in storage cupboard. A glazed access hatch leads into the floored attic space (excellent storage facility).

**BEDROOM 2:**

Approx. 10'1 x 8'1. A lovely bright bedroom decorated in neutral colours, with a front-facing window allowing ample natural light into the room and with an open aspect overlooking a grassed area to the front. Electric panel heater ?

**BEDROOM 1:**

Approx. 13'3 x 9'5. Another bright and spacious bedroom, decorated in neutral colour palate and with a front-facing window offering an open outlook. Built-in triple wardrobes which offer excellent wardrobe storage, with sliding mirror-fronted doors. Electric panel heater.

**BEDROOM 3:**

Approx. 10'11 x 9'8. A good-sized third bedroom, with a rear-facing window offering open views. Built-in storage cupboard with shelving. There is a further wardrobe unit with drawers, built-in dressing table/vanity unit with mirror, overhead storage and two large wardrobes, which are included in the sale. Electric panel heater.

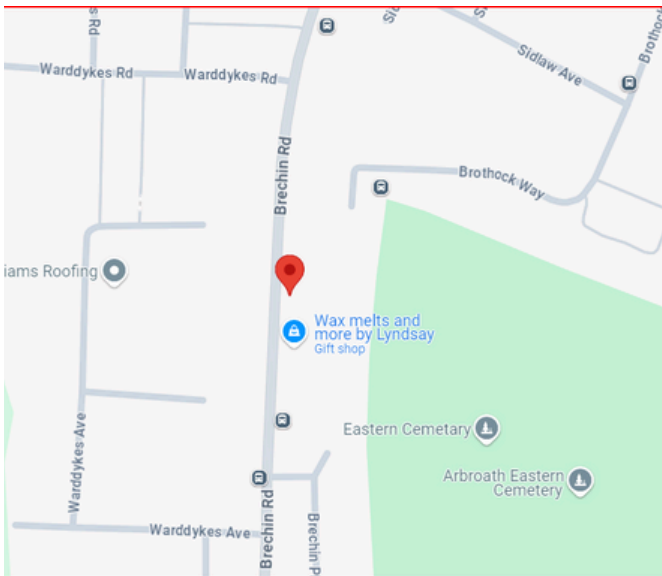
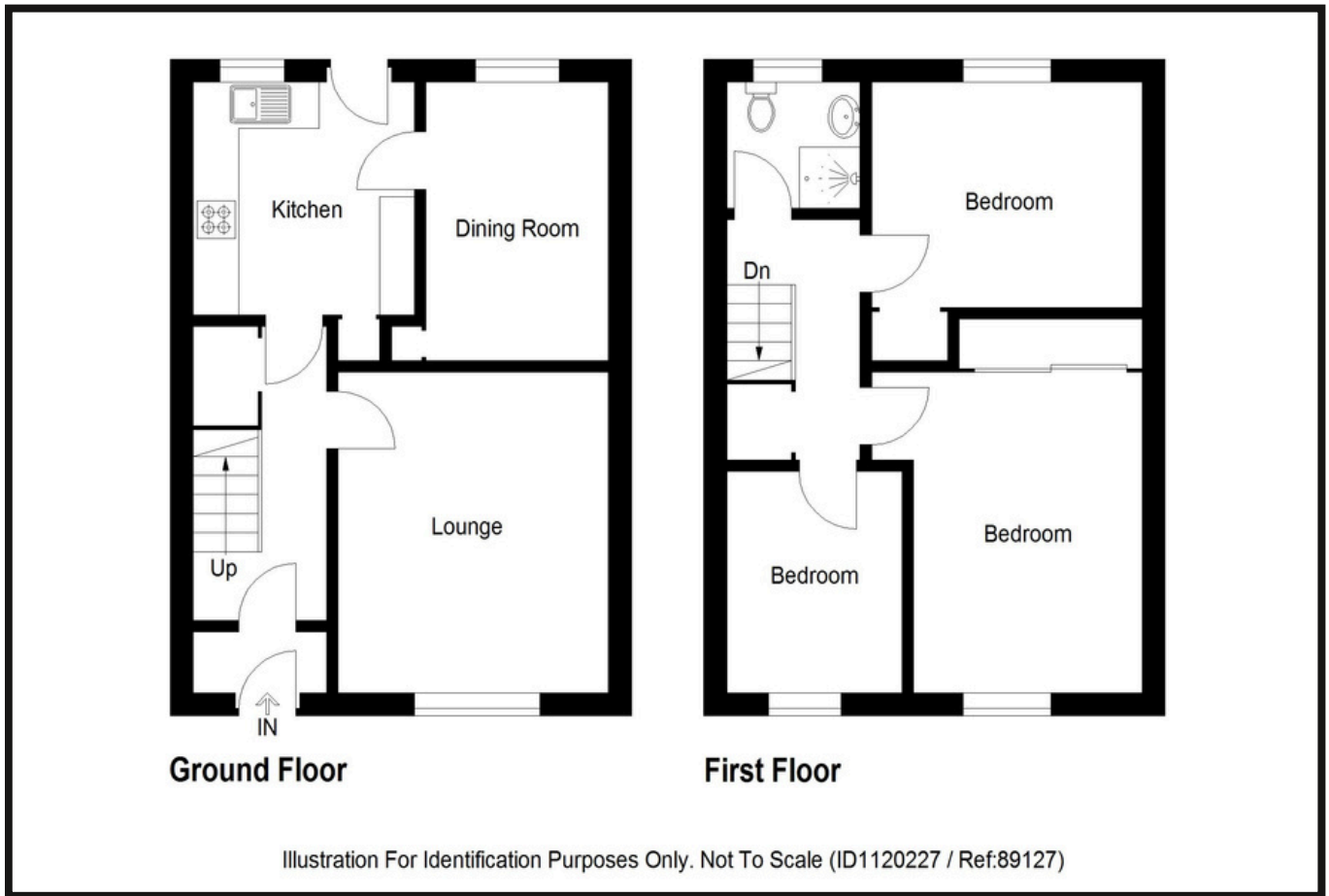
**SHOWER ROOM:**

Approx. 6'4 x 6'1. Comprising a two piece white bathroom suite and shower compartment with wet wall panel finish, full wall tiling on the other walls. Chrome wall mounted towel radiator. Large opaque window with display shelf.

**EXTERNALLY:** Walled front garden area laid out in paving for ease of maintenance. Enclosed rear garden laid out in paving slabs for ease of maintenance, with raised flower borders. Rotary clothes dryer. Stone-built Outhouse and timber wooden Shed, 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.

**Connelly  
Yeoman**

**tspc**

Connect with us



ARBROATH OFFICE: 78 HIGH STREET, DD11 1HL, DX530458, FAX: 01241 434100

CARNOUSTIE OFFICE: 31 HIGH STREET, DD7 6AG, FAX: 01241 859347

MONIFIETH OFFICE: UNIT 13, MONIFIETH SHOPPING CENTRE, 1 REFORM STREET, MONIFIETH, DD5 4BA