

Connelly Yeoman



15 ST NINIANS ROAD, ARBROATH, DD11 5DG

MID TERRACED VILLA



Key Features

- Gas Central Heating and Double glazing.
- Within a popular residential area close to the town centre and Arbroath Academy.
 - Large garden to the front offer off street parking for multiple cars.
 - Generous family accommodation.



OFFERS OVER
£130,000

Property Description

15 St Ninians Road is a deceptively generously proportioned TERRACED VILLA which is ideally situated in a popular area of town, convenient for primary and secondary schools, sports centre and other local amenities. The property has been well maintained and is in good decorative order throughout and enjoys the benefit of gas central heating and double glazing. The garden to the front is large enough to provide off street parking for multiple cars. To the rear the garden is very large with an area of chip stones, large lawn and a patio area. There is a large stone built outhouse and a wooden shed. Surround the garden are attractive borders planted with mature shrubs and bushes.

ACCOMMODATION:

HALLWAY, LOUNGE, KITCHEN, DINING ROOM, 3 BEDROOMS

ENTRANCE HALLWAY:

Entry to the property is via a double glazed front door into a bright hallway with wood effect laminate flooring and a recessed area under the stairs with a cupboard housing the electric meter. The staircase has a half landing with a window flooding natural light into the hallway. Access hatch to the attic.

LOUNGE:

Approx. 19' x 11'6". The lounge has ample room for furnishings. A large picture window overlooks the front of the property and a further window looking out over the rear garden. A feature electric fire makes for a cosy atmosphere with neutral décor and laminate flooring continued from the hallway.

DINING ROOM:

Approx. 8'10 x 8'2". An open plan dining room with a window and neutral décor, flowing through to the kitchen.

KITCHEN:

Approx. 13'8 x 8'. The laminate flooring continues into the kitchen which has a range of pine base and wall units with a black work surface. There is a gas hob, electric oven and extractor hood above. With plumb space for white goods and space for a fridge freezer. A large storage cupboard houses the boiler with ample space for a Hoover, and other kitchen equipment. A double door leads out to the rear garden.



BEDROOM 1:

Approx. 15'5 x 9'. A lovely bright room with dual aspect windows and a built in storage cupboard with pine louvre doors.

BEDROOM 2:

Approx. 12'1 x 9'7. A rear facing bedroom with built in storage and neutral décor.

BEDROOM 3:

Approx. 13'11 x 10'3. A double aspect bedroom with built in wardrobes and further storage above.

SHOWER ROOM:

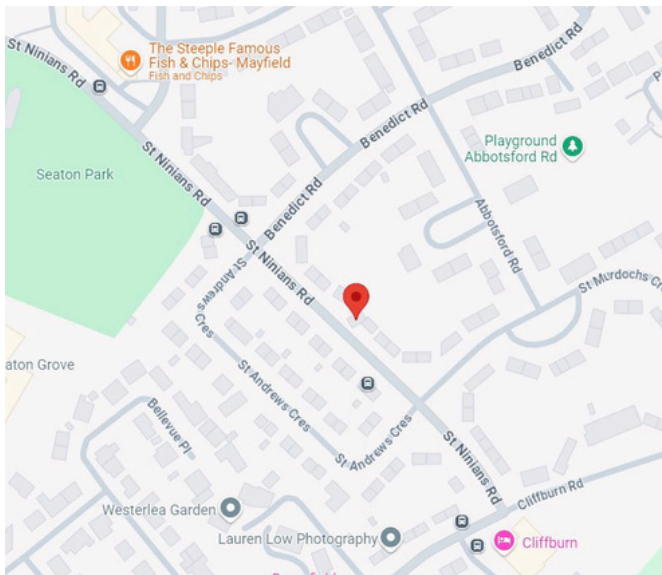
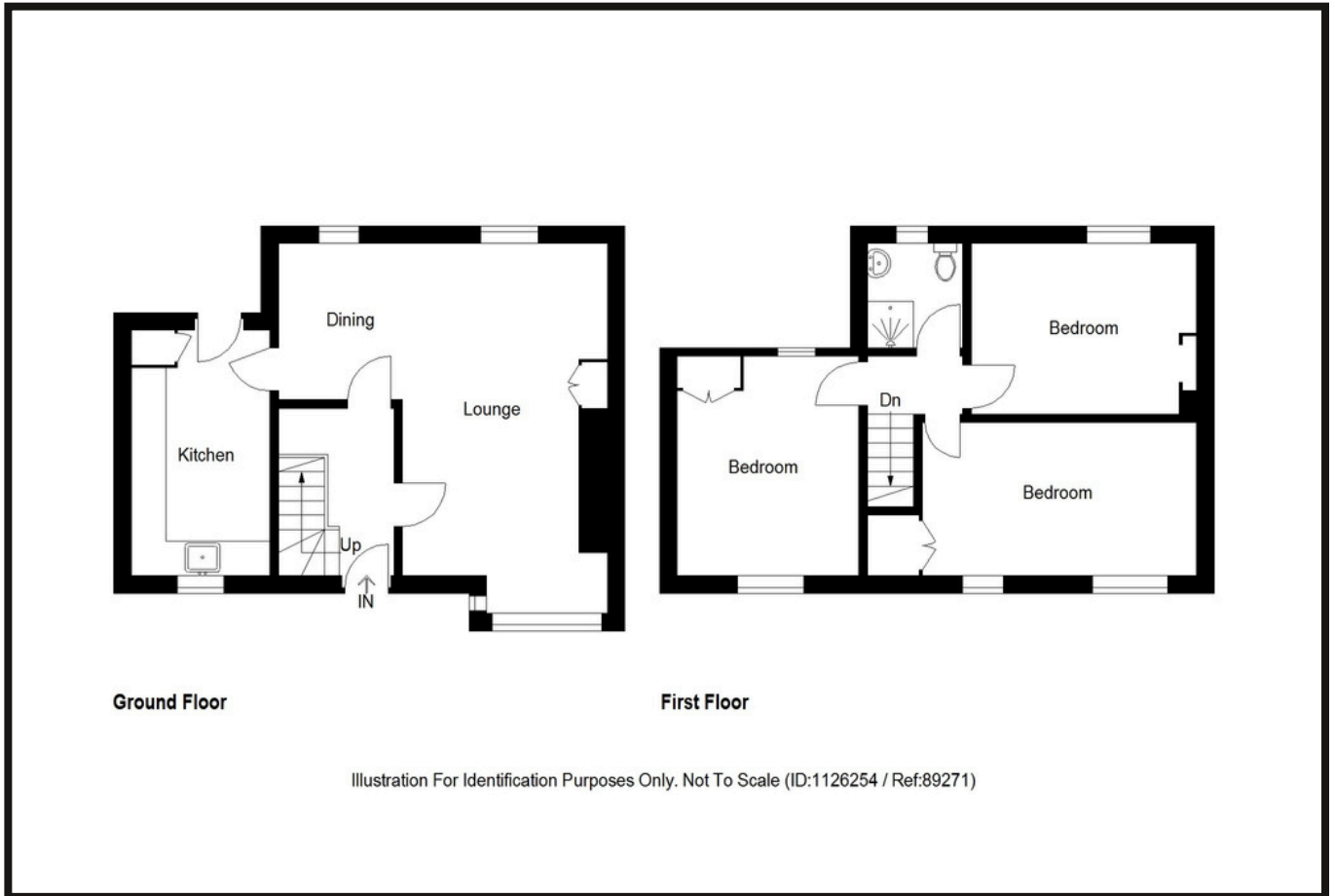
Approx. 6'2 x 5'7. With wc, wash hand basin and a glass shower cubicle. With rear facing window for natural ventilation.

GARDEN:

The garden to the front has been mono blocked and has ample space for off street parking, To the rear there are areas of stone chipping, lawn and a patio. A stone built outhouse for additional storage and a wooden shed.



Property Professionals



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