

Connelly Yeoman



28 GRAMPIAN GARDENS, ARBROATH,
DD11 4AE

SEMI-DETACHED
VILLA



Key Features

- Deceptively spacious semi-detached villa
- Within a popular residential area of Warddykes, Arbroath, close to the town centre.
 - Gas Central Heating and Double Glazing.
- Detached garage with driveway for several cars.



OFFERS OVER
£160,000

Property Description

This deceptively spacious SEMI-DETACHED VILLA is set within the popular residential area of Warddykes, Arbroath and is conveniently located close to popular primary and secondary schools, as well as local services, to include shops, railway station and the A92 giving easy access to Dundee. The property has the benefit of gas central heating and double glazing and comprises of Lounge, Kitchen/Diner with breakfast bar area, Utility Room, Shower Room at ground level with two bedrooms and a box room/study to the upper floor. Outside has the advantage of a large detached garage and driveway with parking for several cars. Neatly laid out front and rear gardens. Outside water tap.

ACCOMMODATION:

Lounge, Kitchen/Dining, Utility Room, Shower Room, two Bedrooms, Box Room / Study.

ENTRANCE HALLWAY:

Entrance into the Hallway with a front facing window affording natural light and a large understairs storage cupboard housing the electric and gas meters.

LOUNGE:

Approx. 14' x 16'2". Front facing window. Glass panel door with glass slide panel leads into the kitchen.

KITCHEN/DINING:

Approx. 14'2" x 15'2". Base and wall mounted units with work surfaces incorporating a stainless steel sink with a mixer tap. Electric oven, integrated microwave oven and gas hob with extractor hood above. Breakfast bar area. Access into a utility room.

UTILITY ROOM:

Approx. 12'3" x 10'5". Rear facing window and door leading out into the rear garden. Base and wall mounted units with a stainless steel sink. Plumbed space for appliances. Gas central heating boiler.

SHOWER ROOM:

Approx. 8'2" x 7'3". Side facing window. Vanity unit incorporating wash hand basin and WC. Shower cubicle housing a power shower finished with modern wet wall. Remainder of the bathroom is tiled. Heated towel rail.



UPPER HALLWAY:

Side facing window and a shelved storage cupboard.

BEDROOM 1:

Approx. 14' X 11'. Front facing window. Spacious double bedroom with radiator.

BEDROOM 2:

Approx. 11'2' x 14'. Rear facing window overlooking rear garden and onto the cemetery beyond. Double shelved and hanging wardrobe with sliding wooden doors with overhead storage and walk-in shelved storage cupboard. Radiator.

BOX ROOM/STUDY:

Approx. 8'3' x 7'. Side facing window. Access into the eaves for storage accessed via a wooden balustrade staircase.

OUTSIDE:

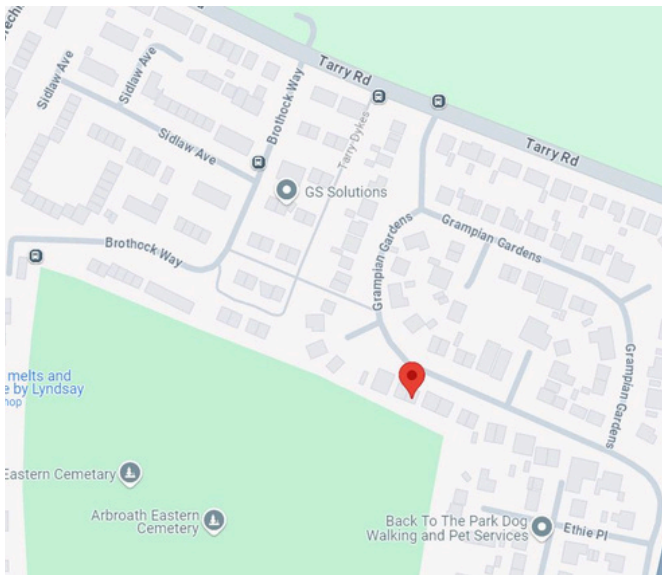
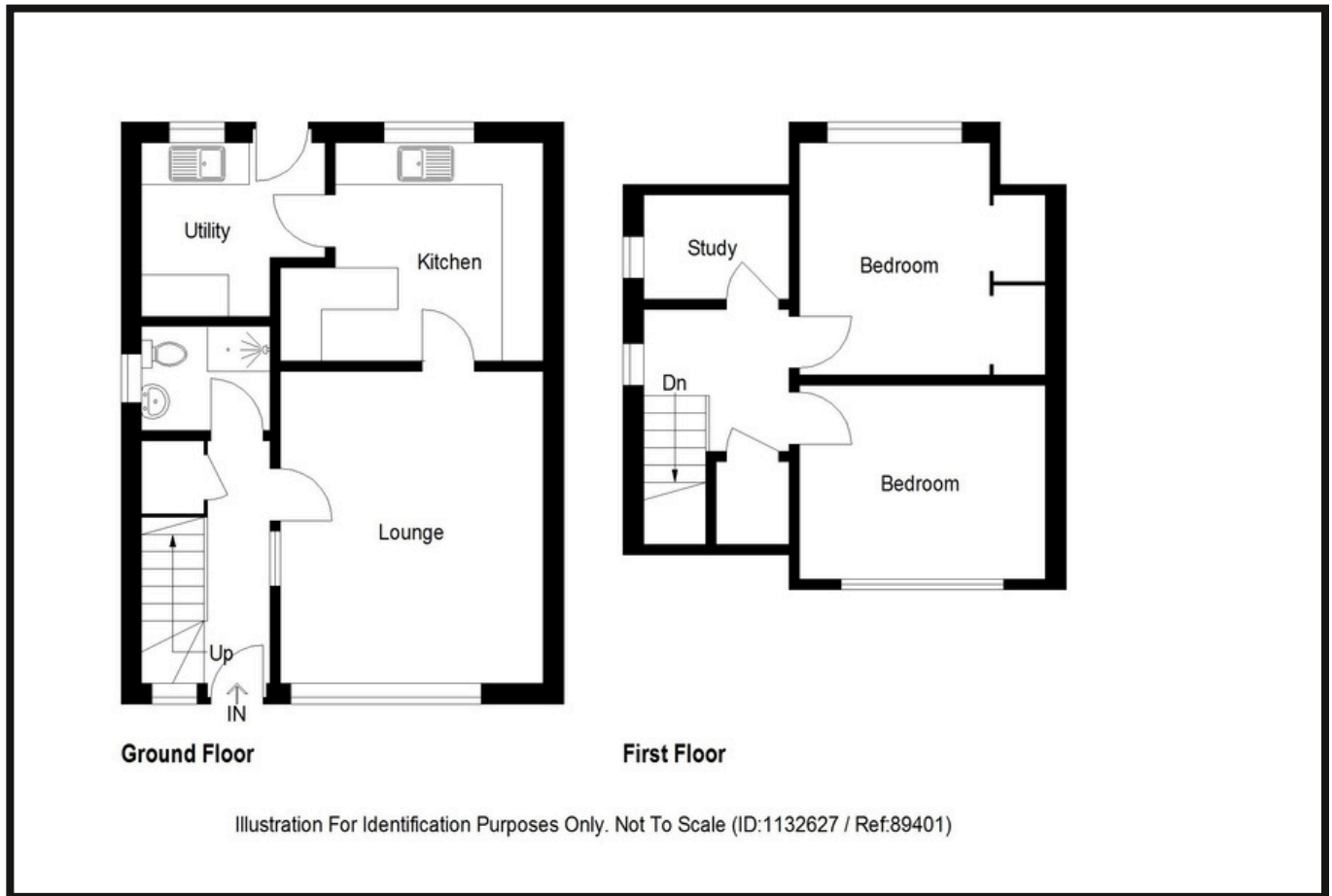
Neatly laid out front lawned garden bordered by flower beds. Large driveway providing parking for several cars, leading to a detached garage. Enclosed rear garden neatly laid out with a lawned area and established trees. Patio area. Outside water tap.

DETACHED GARAGE:

Approx. 11'3' x 24'2'. Power and light into the garage.



Property Professionals



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