

Connelly Yeoman



25 MILLFIELD PLACE, ARBROATH,
DD11 4HP

TERRACED VILLA



Key Features

- Spacious terraced villa.
- Within a popular residential area close to the town centre.
 - Electric Storage Heating and Double Glazing.
 - Ample storage with large shelved larder in kitchen.
- Well maintained and easy to maintain front and rear gardens.



OFFERS OVER
£135,000

Property Description

This deceptively spacious TERRACED VILLA is set within the popular residential area of 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 electric storage heating and double glazing and comprises of a lounge with dining area, kitchen with a large shelved larder and a downstairs WC. 3 bedrooms and family bathroom on the upper floor. The property also offers ample storage. Well maintained and easy to maintain front and rear gardens. Wooden shed.

ACCOMMODATION:

Lounge with dining area, Kitchen with larder, 3 Bedrooms, WC and Family Bathroom.

ENTRANCE HALLWAY:

Entry via a double glazed door with glass side panel into the Hallway. Hallway has the benefit of a panel heater and an understairs storage area. Large walk-in shelved cupboard with light and cloaks area.

WC:

Approx. 6'9" x 4'. Front facing window allowing for ventilation. Vanity unit incorporating wash hand basin and WC.

LOUNGE WITH DINING AREA:

Approx. 13'9" x 29'7". Front facing window to the lounge area overlooking front garden. Storage heater in lounge area. Dining area overlooking rear garden. Storage heater in the dining area. Access from dining area and hallway into the kitchen.

KITCHEN:

Approx. 15'10" x 12'3". Base and wall mounted units with work surfaces incorporating a stainless steel sink with a mixer tap. Plumbed space for an automatic washing machine with a further plumbed space for appliances. Space for a fridge-freezer. Electric cooker, oven, hotplate and extractor hood above. Space for dining table and chairs. Storage heater. Large shelved larder. Door leads out into the rear garden.



UPPER HALLWAY:

Storage heater. Large shelved airing cupboard housing the hot water tank. Access from here into a partly floored loft.

BEDROOM 1:

Approx. 12' x 15'3'. Rear facing window. Laminate flooring. Panel heater. Ample room for storage.

BEDROOM 2:

Approx. 13'8' x 11'10'. Rear facing window. Laminate flooring. Panel heater.

BEDROOM 3:

Approx. 11'10' x 13'8'. Front facing window with open outlook towards parkland and trees beyond. Laminate flooring. Panel heater.

FAMILY ROOM:

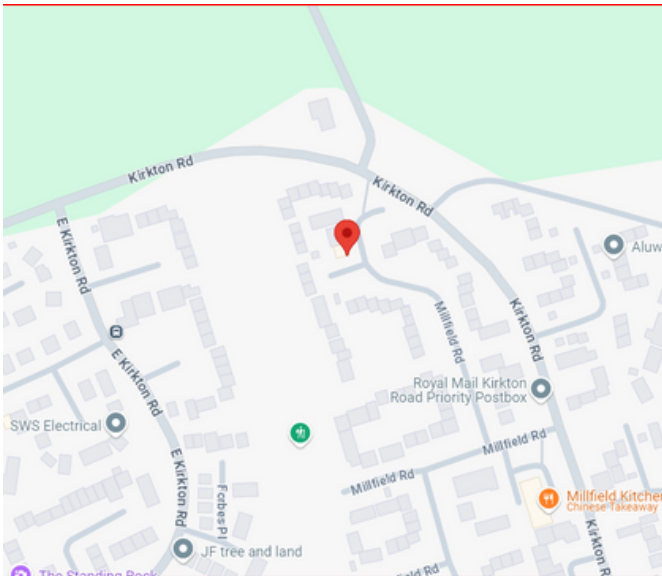
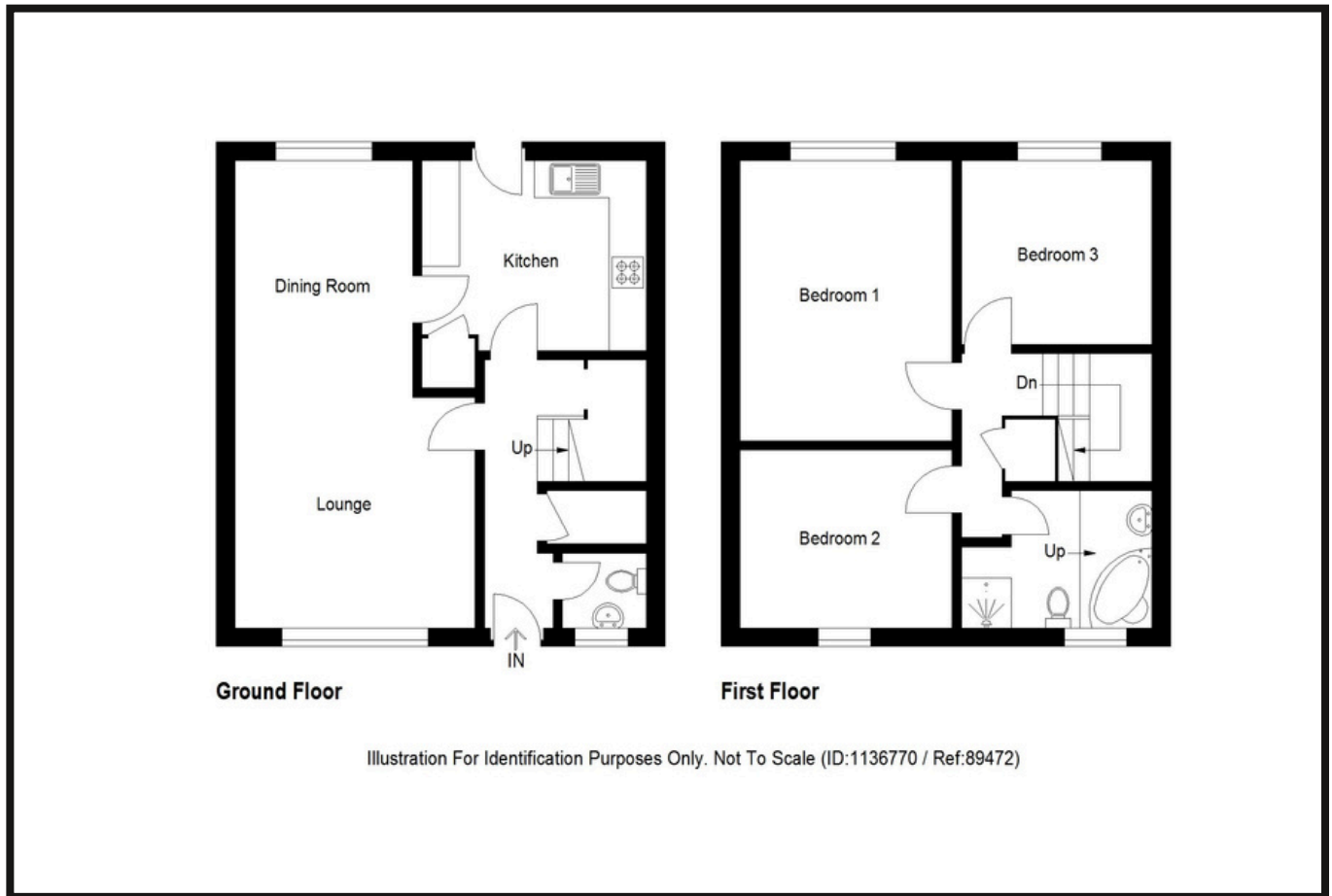
Approx. 13'7' x 9'5'. Front facing window for ventilation. Three piece coloured bathroom suite with a corner bath. Separate shower cubicle housing an electric shower. Panel heater.

GARDEN:

Neatly laid out front garden with lawn and bordered by established shrubs. Well maintained and easy to maintain enclosed rear stone chipped garden. Wooden fence and wooden shed providing additional storage.



Property Professionals



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