

Connelly Yeoman



53 HOROLOGE HILL, ARBROATH, DD11 5AF

SEMI DETACHED VILLA



Key Features

- Well presented Semi Detached Villa occupying a large corner garden plot
- Located in a popular and sought after residential area close to central amenities
 - Gas Fired Central Heating and Double Glazing, spacious accommodation
- Large off-street car parking area leading to the Garage, gardens front and rear



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OFFERS OVER

£145,000

Property Description

This deceptively spacious, bright and airy, SEMI DETACHED VILLA is ideally situated within a very popular residential area close to the town centre, local primary and secondary schools and with most amenities close-by. This well maintained property occupies a good-sized corner garden plot and offers well proportioned accommodation over two levels with the benefits of Gas Fired Central Heating and Double Glazing. Outside, the front garden is bordered by mature hedging and laid out to grass. There is a large lock-block driveway offering excellent off-street car parking, with entrance gates, and leading to the detached Garage. The enclosed rear garden is again neatly laid out with lawn and sunny patio area. Early viewing is highly recommended.

ACCOMMODATION: ENTRANCE VESTIBULE & HALLWAY, LOUNGE, DINING ROOM/BEDROOM 4, KITCHEN; UPPER FLOOR:- 3 BEDROOMS, SHOWER ROOM.

ENTRANCE VESTIBULE & HALLWAY: Enter into the property via a double glazed front entrance door into the Vestibule, with a glazed internal door leading through into the Hallway. The Hallway is spacious and bright, with the staircase and wooden balustrade leading up to the upper floor accommodation, and an under-stair storage recess area. There is a utility cupboard housing the fuse box and meter, with cloaks area and light. Wood-effect laminate flooring. CH Radiator. Access into the Lounge.

LOUNGE: Approx. 13'2 x 21'2 into the bay window to the front overlooking the front garden area. This room is spacious and offers a variety of seating arrangements. Laminate flooring. Feature fireplace incorporating an Electric Fire. Alcove with spotlights. CH Radiator.

DINING ROOM/BEDROOM 4: Approx. 13'2 x 14'10. Another spacious room, presently used as a dining room but could be utilised as a fourth Bedroom. Rear-facing window overlooking the rear garden. Storage cupboard with hanging space (housing the Gas central heating boiler). Laminate flooring. CH Radiator.

KITCHEN: Approx. 18'6 x 9'5. The kitchen is fitted with a good range of modern base and wall units, worktop surfaces incorporating a sink with mixer tap. Built-in double Oven in a stainless steel finish, Ceramic Hob with extractor above. Integrated Dishwasher. All kitchen appliances to be included in the sale. Plumbing and space for an automatic washing machine. Space for a tumble dryer and fridge/freezer. Inset ceiling spotlights. Wall mounted CH Radiator. External door out to the rear garden.



UPPER FLOOR: Staircase leading to the upper floor, with a front-facing window on the stairwell. Upper Hallway with a built-in shelved linen cupboard and an access hatch leading into the loft space.

BEDROOM 2: Approx. 13'10 x 11'3. Spacious double Bedroom, with a front-facing window. Built-in wardrobe with shelving and hanging space. Further shelved storage cupboard. CH Radiator.

BEDROOM 1: Approx. 13'8 x 16'2. Spacious main Bedroom with a rear-facing window. Built-in wardrobes with shelving and hanging space. CH Radiator.

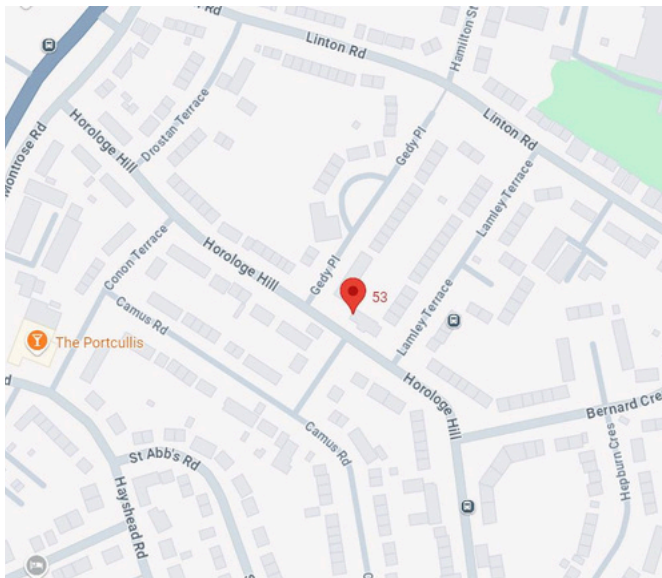
BEDROOM 3: Approx. 10'10 x 12'8. Spacious Bedroom with a side-facing window. Built-in wardrobe fittings and a drawer fitment.

SHOWER ROOM: Approx. 5'8 x 9'9. Built-in vanity unit incorporating the wash-hand basin and WC. Separate quadrant shower cubicle housing a power shower with hand-held and deluge attachments. The shower area is finished with modern wet wall and the remainder of the shower room is tiled. Parador-style lined ceiling with inset spotlights, extractor fan, tiled floor and a modern wall mounted vertical CH Radiator. Rear-facing opaque glazed window allows for natural ventilation.

GARAGE: Approx. 13'6 x 24'10 with a manual roller door, power and light. Shelved area for additional storage.



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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