

Connelly Yeoman



**5 ST. ANDREWS CRESCENT
ARBROATH DD11 5DF**

**SEMI DETACHED
VILLA**



Key Features

- A spacious and well presented property offering great family accommodation
- Located in a popular residential area of similar styled properties close to amenities
 - Gas Fired Central Heating, Double Glazing, ample storage, neutral decor
- Good sized garden plot with off-street car parking area, well laid out gardens



OFFERS OVER
£125,000

Property Description

This attractive and well presented SEMI DETACHED VILLA is located in a very popular residential area of similar styled properties known locally as Clifftown, on the eastern perimeter of the town of Arbroath, which itself enjoys a wealth of local amenities and services, including popular primary and secondary schools, an excellent array of supermarkets and local shops, as well as the popular sea-front area, marina and harbour. The property offers well proportioned accommodation over two levels and benefits from Gas fired central heating, double glazing and has ample storage. Externally, there is a good sized front garden area with lawn and borders of mature shrubs and bushes. The off-street driveway has two wooden access gates and offers ample car parking for 2/3 vehicles. A gate leads through to the enclosed rear garden which is laid out mainly to stone-chips with a paved patio area, all easy to maintain, and a large Wooden Shed is included. Overall, this property represents a great First Time Buy or for a young family and early viewing is recommended.

ACCOMMODATION: ENTRANCE HALLWAY, FAMILY BATHROOM, KITCHEN, LOUNGE: UPPER FLOOR:- 3 BEDROOMS

ENTRANCE VESTIBULE & HALLWAY: Enter into the property via a double glazed front entrance door into the Vestibule, with understair storage/coats cupboard. The hallway has a side window at the bottom of the stairs which overlooks the side of the property. Staircase to the upper floor. CH Radiator.

FAMILY BATHROOM: Approx. 6'10 x 5'6. Comprising a three piece white bathroom suite, with a shower over the bath. Partial wall tiling. Tiled flooring. Large, opaque glazed window. CH Radiator.

KITCHEN: Approx. 15'1 x 8'9. A good sized kitchen, with ample space for an everyday dining table and chairs. Rear-facing window. The kitchen is fitted with a good range of base and wall mounted units in a white wood finish, complimented with black marble effect worktop surfaces and stainless steel sink and drainer. Built-in Electric Hob and Oven below. Space for further white goods. Space for a fridge/freezer. CH Radiator. Double glazed door out to the rear garden.

LOUNGE: Approx. 15'2 x 12'1 with a large-front facing window, floor to ceiling window. Modern decor and ceiling cornice. Feature wood burning stove with a chunky wood mantle, marble inlay and hearth. CH Radiator.



UPPER FLOOR LANDING: A lovely upper landing area with a window allowing ample natural light. Recently fitted fresh carpeting on the staircase and a newly installed banister and balustrade in a black finish.

BEDROOM 3: Approx. 10'4 x 10'4. A well proportioned bedroom, with window to the rear and a further side-facing window. Built-in double wardrobe with further storage above. CH Radiator.

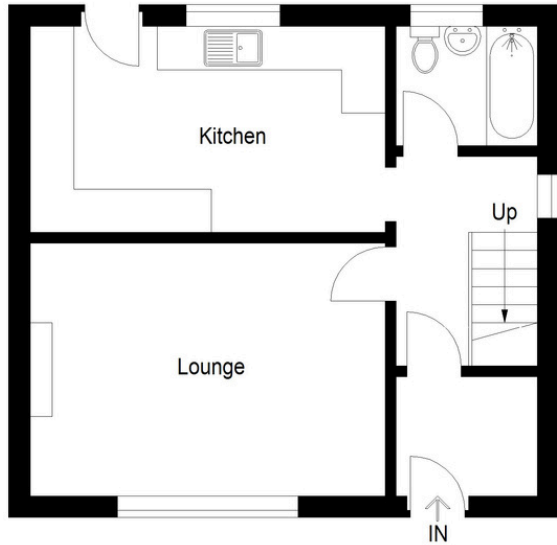
BEDROOM 2: Approx. 12'9 X 11'7. Another well proportioned bedroom, with a large rear-facing window. Two sets of built-in double wardrobes with further storage above. Ceiling cornice. Neutral decor. CH Radiator.

BEDROOM 1: Approx. 13'3 x 10'3. Spacious main bedroom with a large, front-facing window. Two sets of built-in double wardrobes with further storage above. CH Radiator.

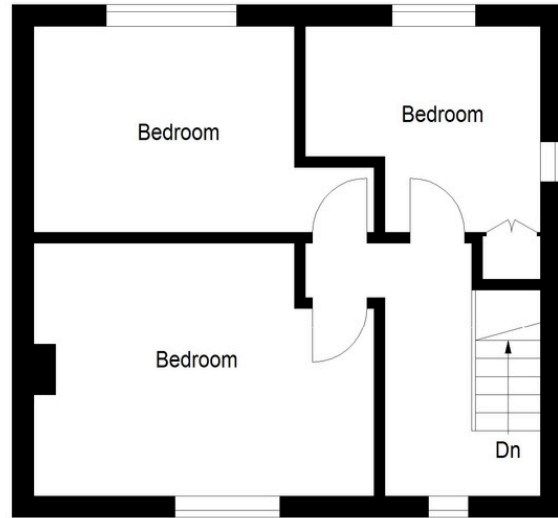
GARDENS: There is a good size front garden with lawn area and borders with mature shrubs and bushes. The off-street driveway has two wooden access gates and offers ample car parking for 2/3 vehicles. A gate leads through to the enclosed rear garden which is laid out mainly to stone-chips with a paved patio area, and a large Wooden Shed is included.



Property Professionals

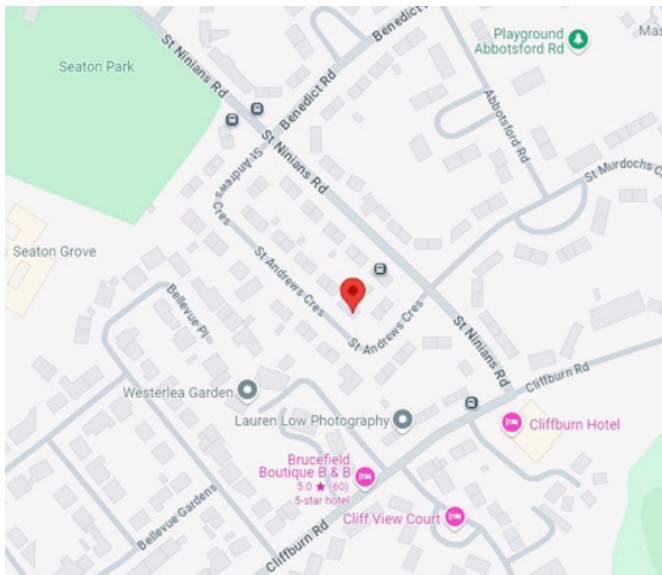


Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1142819 / Ref:89554)



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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