

Connelly Yeoman

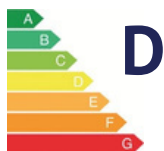


35 INCHCAPE ROAD, ARBROATH DD11 2DE

DETACHED VILLA



- Set within a very desirable residential estate of similar properties to the West End of the town
 - A well presented property of generous proportions over two levels
 - Gas Fired Central Heating, Double Glazing and excellent storage space
- Established and easily maintained gardens to the front and rear, driveway, Tandem Garage



OFFERS OVER
£280,000

Property Description

This attractive and well presented, traditional build, DETACHED VILLA must be viewed to appreciate the bright and deceptively spacious accommodation on offer. Set within an established and sought after residential estate of similar styled properties to the West End of the town, this particular property has been extended over the years and now offers well proportioned accommodation over two levels, whilst enjoying the benefits of Gas fired central heating, Double glazing and with excellent storage space. Externally, the gardens are all laid out for easy maintenance, the front garden laid with stone chip areas, with mature shrubs and bushes. The enclosed rear garden is laid mainly to patio and stone chips with areas of established shrubs and bushes. A large driveway affords ample off-road car parking and leads to the Tandem Garage. Early viewing is highly recommended.

**ACCOMMODATION: VESTIBULE & HALLWAY, LOUNGE, DINING ROOM, SITTING ROOM/SNUG, CONSERVATORY ROOM, BEDROOM 3, BATHROOM, KITCHEN:
UPPER FLOOR:- MASTER BEDROOM WITH EN SUITE SHOWER, BEDROOM 2.**

VESTIBULE & HALLWAY:

Enter into the front of the property via the main front entrance door into the Vestibule, with a glass panel door through into the Hallway. A spacious and welcoming Hallway with an understair storage cupboard, CH Radiator and a staircase leading to the upper floor. A glass panel door leads off the Hallway into the Lounge.

LOUNGE:

Approx. 14'3 x 30'5. A generously proportioned Lounge, with both front and side-facing windows which allows ample natural light. Tiled fireplace and hearth incorporating an Electric Fire. Two CH Radiator. Glass panel door leads off through into the Kitchen.

DINING ROOM:

Approx. 12'7 x 13'8. A spacious room, with a side-facing window. This room offers adaptable room use, presently used as a formal dining room but could be used as another Bedroom. CH Radiator. From this room there is a glass panel door through into a Sitting Room/Snug Room.

BEDROOM 3:

Approx. 16'10 x 10'6. Spacious double Bedroom located on the ground floor, with a front-facing window. CH Radiator.

SITTING ROOM/SNUG:

Approx. 16'7 x 12'3. Another spacious room, ideal as a second public room, sitting or snug room, or a Bedroom if required. CH Radiator. Access through into the Conservatory Room.

CONSERVATORY:

Approx. 12'3 x 18'. A lovely addition to the property, with windows overlooking the rear garden and feature French doors lead out into the garden. Wood effect flooring. Wall lights.

BATHROOM:

Approx. 7'10 x 21'. Comprising wash-hand basin and vanity unit, large wall mirror and light. Toilet/WC. Built-in storage cupboard. From this area the bathroom opens into the Wet Room area where there is an additional Toilet/WC and wash-hand basin. The wet room area has an Electric shower and is finished with wet wall panels. Opaque window. CH Radiator.

KITCHEN:

Approx. 15'7 x 11'6. The kitchen has base and wall mounted units, worktop surfaces incorporating a stainless steel sink and mixer tap. Built-in double Electric Oven, Electric Hob with extractor above, integrated Dishwasher. Plumbing and space for an automatic washing machine. Glass panel door into the Lounge. Rear-facing window. Wall mounted Worcester gas boiler. CH Radiator. From here a glass panel door leads to an external hallway with locking front and rear doors, and access into the Tandem Garage.



UPPER FLOOR HALLWAY:

Staircase leading to the upper floor hallway, where there is a front-facing window. Access into the Master Bedroom, Bedroom 2

MASTER BEDROOM 1:

Approx. 20'2 x 19'6. A generously proportioned main double Bedroom, with a rear-facing window. Built-in double wardrobe with shelving and hanging space and sliding wooden doors. There is a second double wardrobe with shelving and hanging space and sliding doors, access from here into the eaves storage space (this area offers excellent storage space). Further storage cupboard with shelving and light. CH Radiator. Access into the En Suite.

EN SUITE SHOWER ROOM:

Approx. 5'9 x 11'6. Comprising WC and wash-hand basin with vanity unit, shower cubicle housing an Electric Shower. Large wall mirror and light. Heated towel rail. Opaque front-facing window.

BEDROOM 2:

Approx. 12'6 x 19'6. Another spacious double Bedroom, with a rear-facing window. Walk-in wardrobe with shelving and hanging space and light, sliding wooden doors. Access into the eaves area which provides excellent storage. CH Radiator.

TANDEM GARAGE:

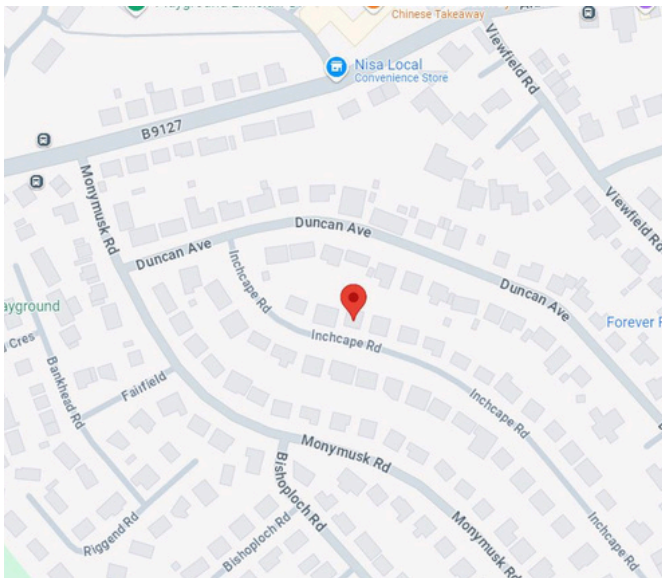
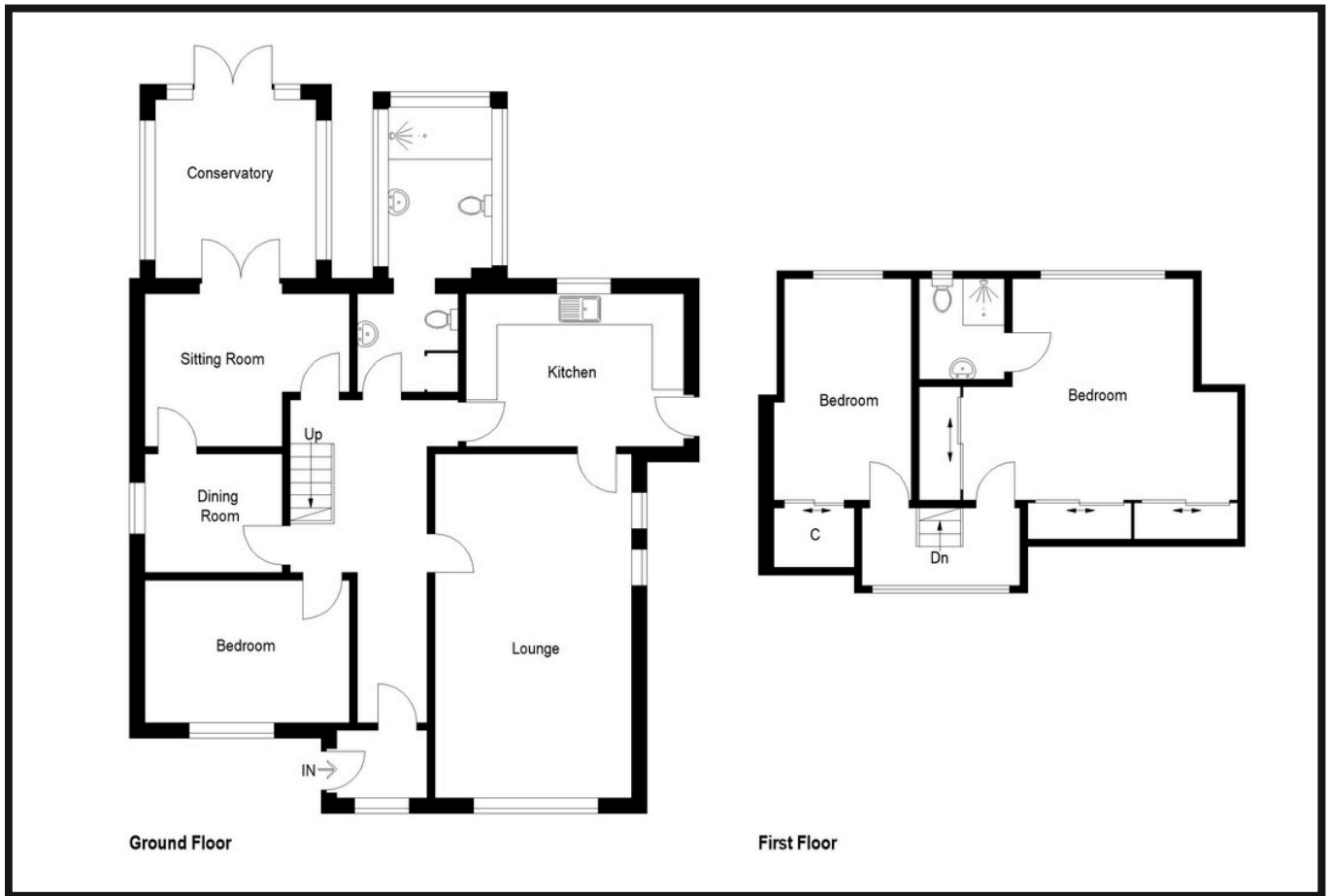
Approx. 11'4 x 46'4 with power and light, an electric up and over garage door. Access door out into the rear garden.

GARDENS: The gardens are all laid out for easy maintenance, with the front garden laid to lawn and stone chip areas, with mature shrubs and bushes. The enclosed rear garden is laid mainly to patio and stone chips with areas of established shrubs and bushes.

A large driveway affords ample off-road car parking and leads to the Garage.



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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