

Connelly Yeoman

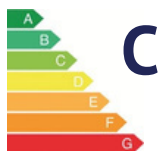


8 PETRIE WAY, ARBROATH, DD11 4GS

DETACHED VILLA



- Set within a very desirable location at the end of a quiet cul-de-sac
- A well presented family home of generous proportions
 - Gas central heating and double glazing
- A secluded rear garden with woodland beyond



OFFERS OVER
£195,000

Property Description

This DETACHED VILLA situated at the end of a quiet cul-de-sac must be viewed to appreciate the accommodation on offer. This well presented family home offers spacious rooms and is decorated in modern neutral tones with gas central heating and double glazing. There is a driveway with off street parking and a large garden to the rear of the property which is very secluded with woodland beyond. The home is in a central location close to the Angus coastal town of Arbroath and all local amenities and services which include primary and secondary schools, supermarkets and stores, a railway station and excellent road links to other Angus towns and villages and beyond to Aberdeen, Dundee and Perth. The property has been well maintained and has a well appointed dining kitchen, lounge, cloakroom, master ensuite, two further bedrooms and a family bathroom. Early viewing of this property would be highly recommended.

ACCOMMODATION:

ENTRANCE HALLWAY, WC, LOUNGE, DINING KITCHEN, MASTER BEDROOM, ENSUITE, 2 DOUBLE BEDROOM, FAMILY BATHROOM

HALLWAY:

Entry to the property is via a double glazed front door. There is wood flooring and an oak balustrade leading to the upper levels.

WC:

Approx. 5'5 x 3'4. Comprising of a two piece suite with wash hand basin and WC. A window offers natural light and ventilation.

LOUNGE:

Approx. 15'2 x 14'9. A charming lounge with corniced ceiling, neutral décor and a large picture window overlooking the front of the property. Flowing through to the dining kitchen.

DINING KITCHEN:

Approx. 18'3 x 9'6. With a range of oak base and wall units, a coordinating cream coloured work surface and tiled splash back. There is a gas hob, electric oven, space for a fridge freezer and the washing machine will remain with the property. There is a window over the sink and French doors leading out to the rear garden. There is ample space for a dining table and chairs.

UPPER LANDING:

A hatch leads to a fully insulated attic.

MASTER BEDROOM:

Approx. 11'9 x 9'2. A light and bright bedroom with a large window overlooking the front of the property. There is ample storage provided by two sets of double wardrobes with mirrored, panelled doors and a further door leading to the ensuite shower room.

EN SUITE:

Approx. 6'2 x 4'6. The shower area has been fully tiled and there is a oak vanity unit around the wash hand basin and WC.



BEDROOM 2:

Approx. 8'8 x 7'9. The smallest of the bedrooms with a large storage cupboard and a front facing window.

BEDROOM 3:

Approx. 11'5 x 8'2. This bedroom overlooks the rear of the property and has a double wardrobe with oak and glazed panelled doors and is neutrally decorated.

FAMILY BATHROOM:

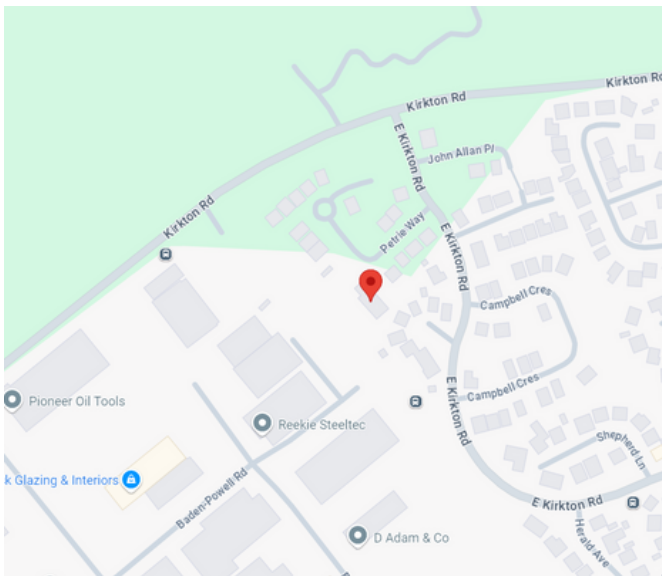
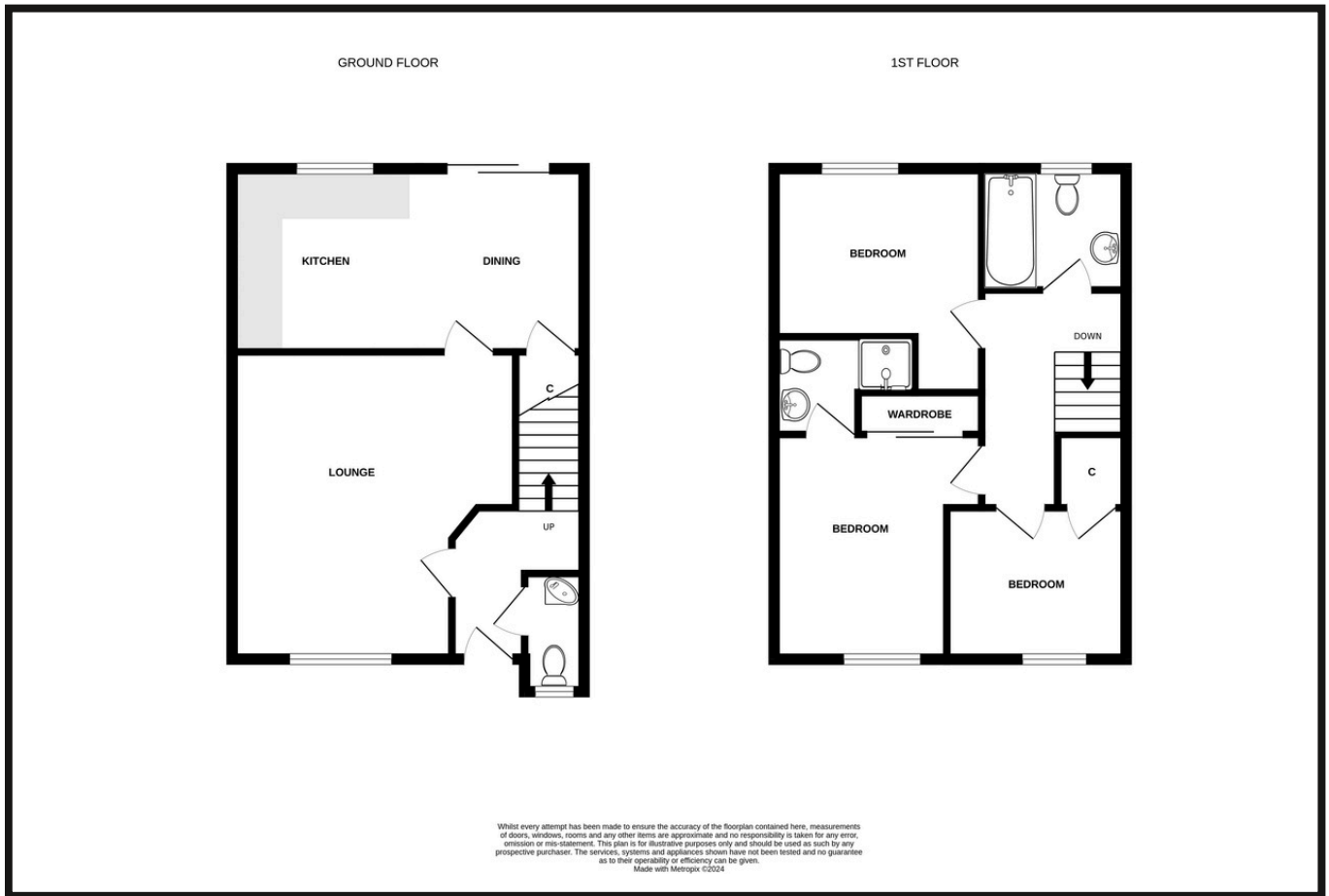
Approx. 6'4 x 6'2. The family bathroom has a 3 piece white suite comprising of a bath with shower over, WC and a vanity unit in oak around the wash hand basin and WC. A window provides natural ventilation and light.

OUTSIDE:

There is a driveway to the front of the property with off street parking and a gravel area. The property is at the end of a quiet cul-de-sac. The rear garden has a small sunny patio area and is fully fenced and private backing on to woodland. There is also a large lawned area and borders of mature shrubs and bushes.



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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