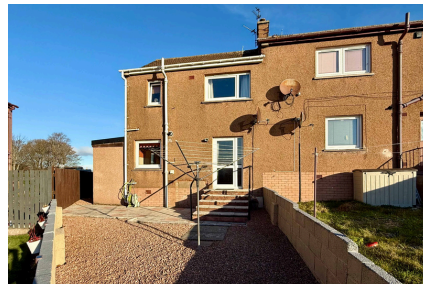


Connelly Yeoman



116 HOROLOGE HILL, ARBROATH, DD11 5AQ

END TERRACED VILLA



Key Features

- End of terrace, two Bedroom Villa with off-street car parking and Garage
- Ideally located in a popular residential area of Arbroath close to amenities
 - Gas Fired Central Heating and Double Glazing
- Easily maintained garden areas to the front, side and rear of the property



OFFERS OVER
£120,000

Property Description

This attractive, bright and airy, two bedroom END TERRACED VILLA is ideally situated within a very popular residential area, within easy reach of the town centre and close to local shops, both primary and secondary schools and most amenities close-by. The property provides well proportioned accommodation over two levels, has been well maintained and enjoys the benefit of Gas fired central heating and double glazing. The property is set on a corner garden site, with a paved area offering off-street car parking and leading to the adjoining Garage. There are easily maintained garden areas to the front and rear of the property. The rear garden is laid out in stone-chip areas and a side area laid out in stone chips leads to the Garage and to the front garden. Single Garage with up and over garage door, and in the garage there are power points and light, and a further shelved storage area to the rear of the garage, with a perspex roof. Early viewing of this attractive property is recommended to avoid disappointment.

ACCOMMODATION: ENTRANCE HALLWAY, KITCHEN, LOUNGE: UPPER FLOOR:- 2 DOUBLE BEDROOMS, SHOWER ROOM.

ENTRANCE HALLWAY: Enter into the property via a timber and glazed front entrance door into the Hallway, which has an understair storage area. CH Radiator. Staircase leading to the upper floor accommodation. Access into the Kitchen and Lounge from the Hallway.

KITCHEN: Approx. 7'6 x 14'5. Enter through a glazed panel door into the Kitchen, which has base and wall mounted storage units, worktop surfaces incorporating a sink. Space and connection for a Gas cooker. Plumbing and space for an automatic washing machine and Dishwasher. Space for fridge/freezer. CH Radiator. Rear-facing window overlooking the rear garden.

LOUNGE: Approx. 12'8 x 24'. Enter into the Lounge via a glazed panel door into the bright and spacious room, which has a large front-facing window and to the rear there is a glass panel door with glass side panel which leads out into the rear garden. Ample space for furniture settings. Wood effect laminate flooring. Wall mounted Electric Fire. Two CH Radiators.



UPPER FLOOR LANDING: Staircase leading to the upper floor hallway, which has a side-facing window offering up an open view. Access hatch into the partially floored loft space, via a fitted loft ladder. Access to the Bedrooms and Shower Room.

BEDROOM 1: Approx. 16'6 x 10'10. A generously proportioned main Bedroom with a front-facing window. Built-in wardrobe storage. CH Radiator.

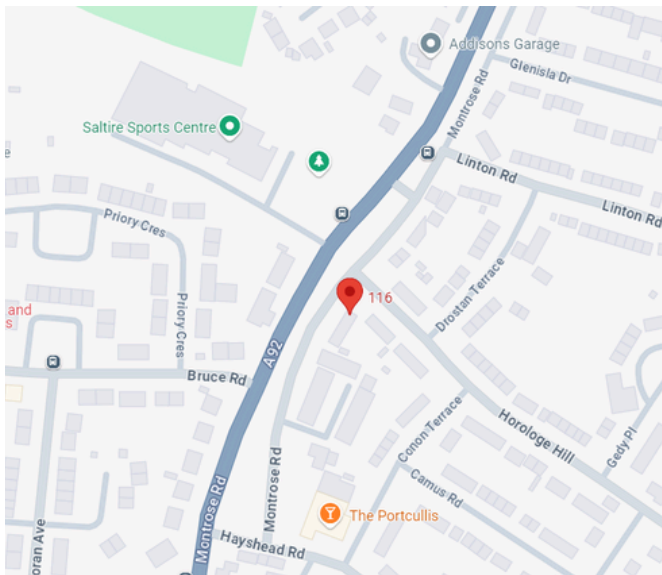
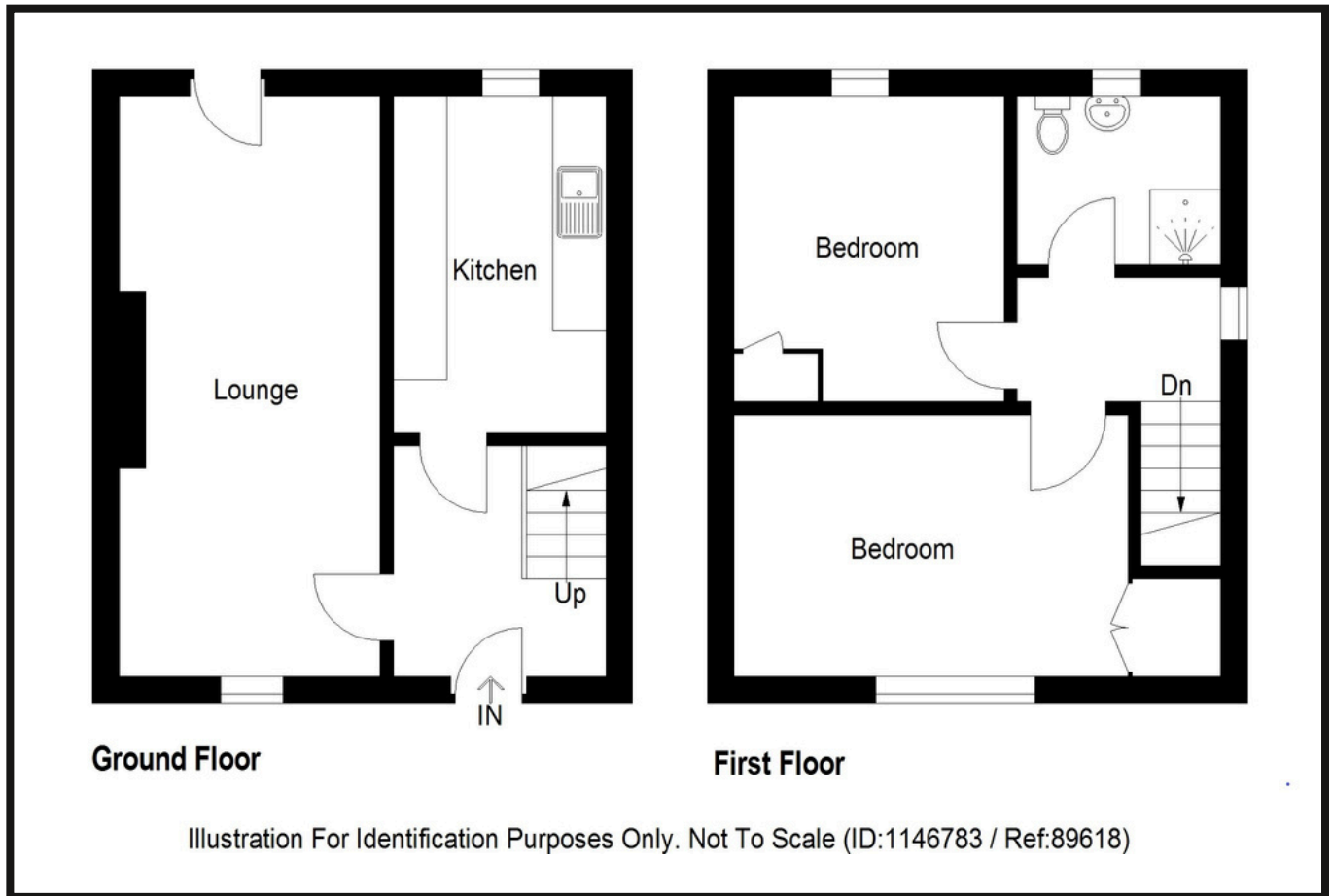
BEDROOM 2: Approx. 12'8 x 12'8. Another spacious double Bedroom, with a rear-facing window which affords fine views over the rooftops to the Abbey and out towards the sea beyond. Built-in wardrobe storage. CH Radiator.

SHOWER ROOM: Approx. 7'4 x 6'10. Comprising WC., wash-hand basin and shower cubicle housing a power shower. Modern wall tiling at the shower, wash-hand basin and WC areas. Rear-facing opaque glazed window which allows for natural light and ventilation. CH Radiator.

GARDENS & GARAGE: Paving slab driveway offering off-street car parking and leading to the Garage. Easily maintained gardens to the front and rear. Side access area. The Garage is attached to the property.



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.

**Connelly
Yeoman**

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