

Connelly Yeoman



13 CAMUS ROAD, ARBROATH, DD11 5AW

END TERRACED
VILLA



Key Features

- Spacious End Terraced Villa
- Within a popular residential area close to the town centre.
 - Oil Fired Heating and Double Glazing.
- Lovely low maintenance gardens with a driveway giving off street parking



3 1 1



OFFERS OVER

£130,000

Property Description

This lovely bright and airy END TERRACED VILLA is ideally situated within a popular residential area close to the town centre, primary and secondary schools. This generous well proportioned home has been well maintained and enjoys oil fired heating, double glazing and ample storage and comprises of a spacious lounge, kitchen, three bedrooms and shower room. With low maintenance gardens front and back and driveway.

ACCOMMODATION: ENTRANCE HALLWAY, KITCHEN, LOUNGE, SHOWER ROOM AND THREE BEDROOMS

ENTRANCE HALLWAY:

Entering through a double glazed entrance door with storage cupboard, wood effect flooring and display area under the stairs.

LOUNGE:

Approx. 12'2 x 12'. feature fire place in solid oak. large picture window overlooking the front garden, neutral decor throughout this lovely bright room.

KITCHEN:

Approx. 14' x 9'. A lovely kitchen with built in electric hob, extractor fan, two built in ovens and an integrated dish washer. There is a breakfast bar, base and wall units which are in light oak. Black tiled effect flooring and black marbled work surface compliment the oak. Double glazed door leading out to the garden. parador style oak effect ceiling with downlights, space for a fridge freezer and plumbed for washing machine (both of which are to be included in the sale), large window overlooking the rear garden.

SHOWER ROOM:

Approx. 6'4 x 5'7. Recently upgraded with built in white gloss vanity unit housing the wash hand basin, w/c and walk in shower which has black slate effect wet wall. Large window and down lights.



MASTER BEDROOM:

Approx. 14'1 x 10'. A large airy room overlooking the front of the property. (Option to purchase bedroom furnishings by separate negotiation.)

BEDROOM 2:

Approx. 11'6 x 11'. Great sized room with large window overlooking the rear of the property, built in cupboard with shelving, neutral decor. (Option to purchase bedroom furnishings by separate negotiation.)

BEDROOM 3:

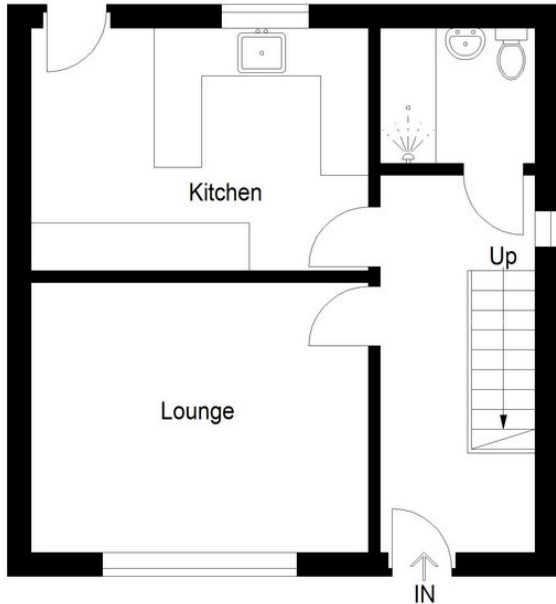
Approx. 11'1 x 8'2. Overlooking the rear of the property with built in cupboard. This room also has neutral decor. (Option to purchase bedroom furnishings by separate negotiation.)

GARDEN:

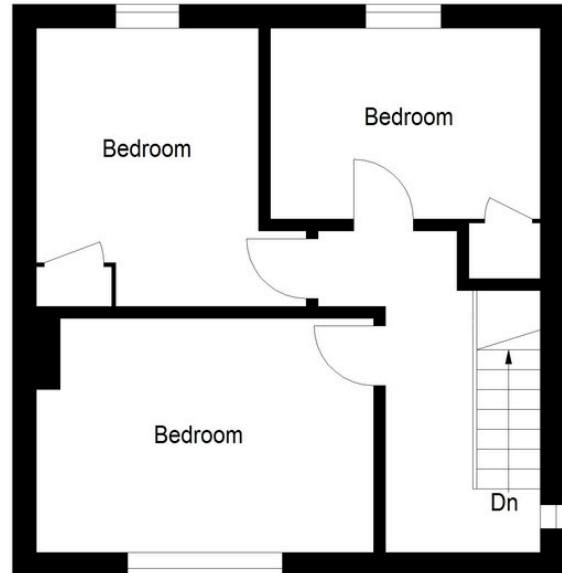
The three tiered rear garden is a lovely well tended space, low maintenance and fully enclosed. Front garden is also low maintenance with a lawn, stone chips and a driveway for parking.



Property Professionals

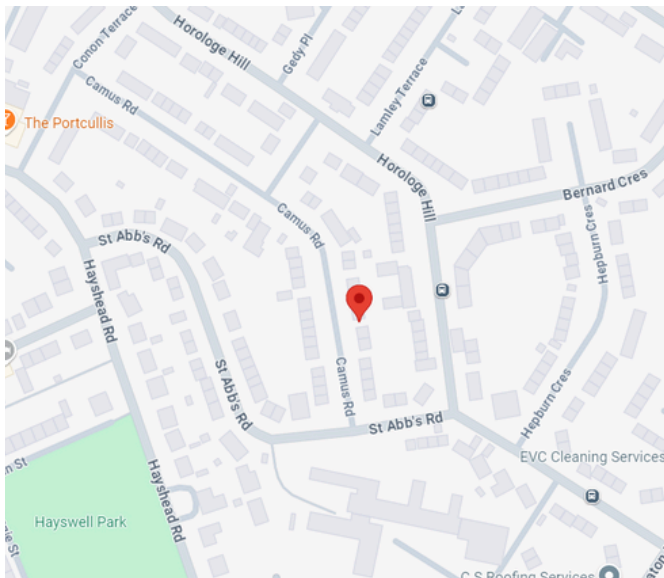


Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1149102 / Ref:89647)



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