

# Connelly Yeoman

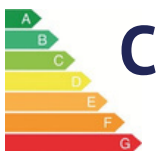


**18 DONALDSON'S ACRE  
ARBROATH, DD11 5TA**

**DETACHED VILLA**



- Located in a prime residential area which enjoys enviable seascape views out to sea and beyond
  - A well presented home offering spacious accommodation over two levels
  - Decorated in modern neutral colours, Gas Fired Central Heating and Double Glazing
  - Driveway with ample parking, Gardens to the front and rear of the property



OFFERS OVER  
**£235,000**

# Property Description

This attractive and well presented DETACHED VILLA enjoys an enviable location ideally situated in a small, residential cul-de-sac to the eastern periphery of the town, and which boasts superb sea and coastal views. The property is right on a prime, front line seascape location known locally as Cliffburn, seldom seen on the market, and offers well proportioned accommodation over two levels, with the benefits of Gas fired central heating and Double glazing. The property is presented in lovely condition although perhaps requiring a degree of redecoration and offers an ideal opportunity for adding value in the longer term. Externally, there are well laid out garden areas to the front, side and rear of the property, with an additional stone-chipped driveway offering off-road car parking. Overall, this property would suit a variety of buyers and early viewing is highly recommended to avoid disappointment.

**ACCOMMODATION:** ENTRANCE HALLWAY, UTILITY ROOM, SHOWER ROOM, GROUND FLOOR BEDROOM 3, LOUNGE, DINING KITCHEN; UPPER FLOOR:- MASTER BEDROOM 1, BEDROOM 2, SHOWER ROOM.

**HALLWAY:** Enter into the property via a double glazed front entrance door into the Hallway. The Hallway has wood-effect flooring. CH Radiator. Access into the Utility Room

**UTILITY ROOM:** Approx. 6'2 x 4'6. Stainless steel sink and drainer top. The gas boiler is located in this room. Plumbing for an automatic washing machine and space for another white kitchen appliance. Opaque glazed window.

**SHOWER ROOM:** Approx. 7' (into the shower recess) x 4'1. The shower room has been recently refurbished and comprises a WC., and wash-hand basin, complimented with black coloured fixtures and fittings, grey coloured vanity units around and below the wash-hand basin. Shower area with black fittings, black sliding door and a recessed area. There is a flushed rain head ceiling shower fitting, together with a further shower head attachment. Modern wet wall in a concrete effect finish. Fitted wall mirror with lighting. Extractor fan. Contemporary wall mounted CH towel rail.

**GROUND FLOOR BEDROOM 3:** Approx. 14'8 x 10'1. This spacious bedroom has a rear-facing window which offers lovely views over the garden and out towards the sea and coast. Feature French doors lead out onto the decked area of the garden. Built-in wardrobe with sliding doors. Wood-effect flooring. CH Radiator.

**LOUNGE:** Approx. 15' x 13'2. A lovely spacious public room, with feature French doors which open out onto the decked area and rear garden. Wood-effect flooring. Neutral decor and ceiling coving. Ample space for furniture settings. CH Radiator. Double doors lead off the Lounge through into the Kitchen.

**DINING KITCHEN:** Approx. 14'8 x 13'8. This room has been recently refurbished and is fitted with an excellent range of modern base and wall mounted units, in a grey high gloss finish, complimentary worktop surfaces and matching splashbacks in a concrete effect finish. Built-in Gas Hob and extractor fan, Electric Ovens, Fridge and Freezer. There is a recycling unit which is integrated. Ample space for dining table and chairs. Contemporary wall mounted CH Radiator. Inset ceiling downlighters. Feature French doors lead out into the rear garden area. There are two windows, one which is to the rear garden and the other overlooks the side.



**UPPER FLOOR LANDING:** Curved staircase to the upper floor, with access into the attic space which is insulated. At the top of the staircase there are windows from the Master Bedroom onto the landing area, which allows natural light and is a lovely feature here. There is a built-in storage/linen cupboard.

**MASTER BEDROOM 1:** Approx. 19'1 x 13'2 (at widest point). This main bedroom enjoys enviable seascape views, with feature patio doors opening out to a Juliette balcony with stunning views out towards the sea-front, coastal views out over towards the Fife coastline and to the easterly cliffs of Arbroath. There is ample space for bedroom furnishings. A further roof velux window allows for ample natural light into this beautiful room. CH Radiator.

**BEDROOM 2:** Approx. 9'5 x 12'6 (at longest point into the windows). This is another lovely double bedroom, with feature low velux/roof windows which offer up super sea and coastal views. Neutral decor. Built-in wardrobe with sliding doors. CH Radiator.

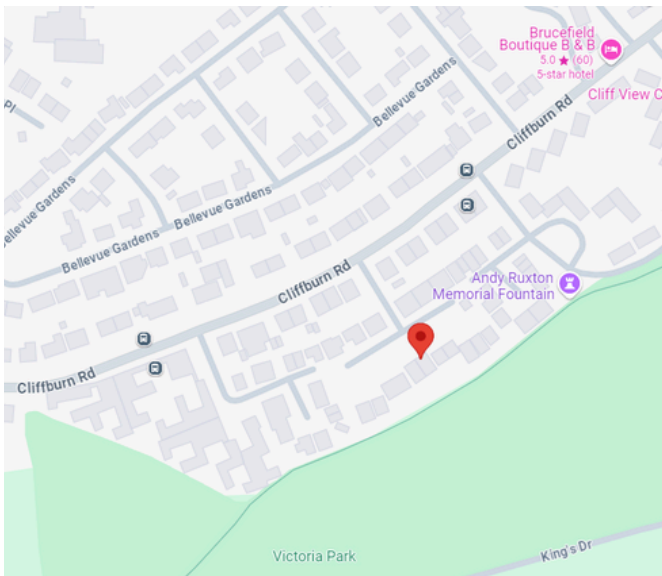
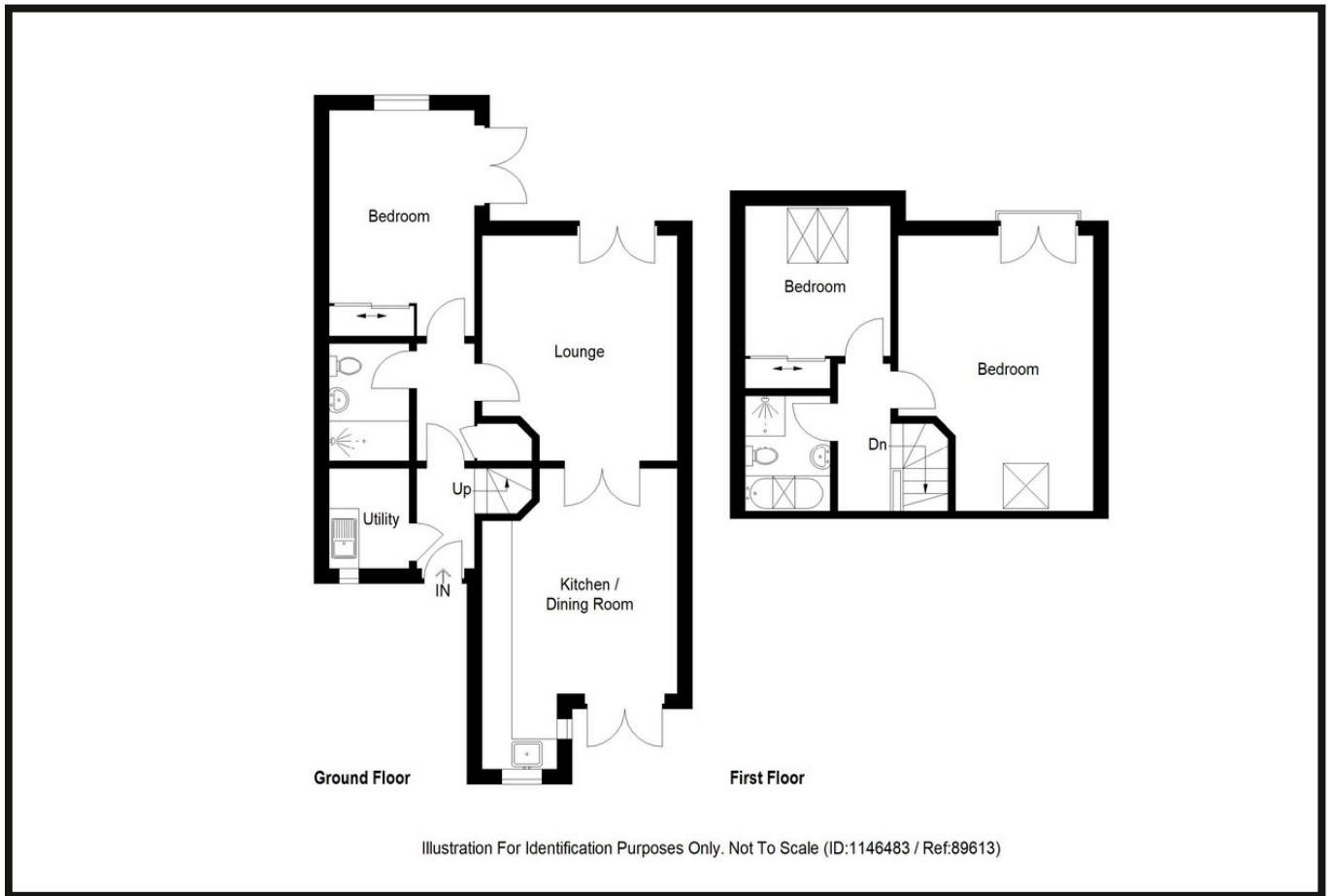
**BATHROOM:** Approx. 5'6 x 10'3. Comprising a three piece white bathroom suite with a separate shower cubicle. Wall tiling at the bath and shower areas. CH Radiator.

**EXTERNALLY:** Entering into the property from the rear of the building, at the front entrance door, there is a covered patio area, suitable for outside seating. A gate leads through at the side of the property to the rear garden. Garden Shed included. At the front area there is a private area of garden ground laid out to coloured stone-chips and an area of lawn with gates at either side of the property allowing access to the rear, south-facing garden. This area is bordered by mature trees, shrubs and bushes.

Off-street car parking/driveway area with coloured stone-chips.



# 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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