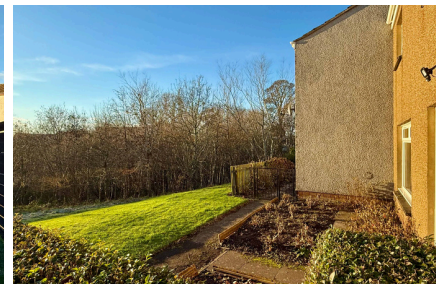


# Connelly Yeoman

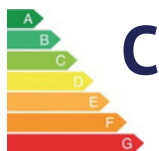


114 MILLFIELD ROAD, ARBROATH, DD11 4HN

LINKED SEMI  
DETACHED VILLA



- Set within popular residential location close to amenities
  - Gas Central Heating and Double Glazing
  - Generous Family Accommodation
    - A secluded rear garden



OFFERS OVER  
**£160,000**

# Property Description

This modern SEMI DETACHED LINKED VILLA must be viewed to appreciate the generous accommodation on offer. Set within a popular residential area with Primary and Secondary schools close by and local bus service to the main shopping area. The ground floor of his home has a lovely modern kitchen/dining area, a large lounge and a wet room. On the upper floor there are 4 bedrooms, ample storage cupboards and a family bathroom. The property benefits from Gas Central Heating, Double Glazing and is wired with Ethernet Cat. 5 cables in all of the main rooms. A lovely enclosed rear garden laid out in lawn and access path to the side. The East coast rail line and A92 give an easy commute to Dundee, Aberdeen and local Angus towns.

## ACCOMMODATION:

ENTRANCE HALLWAY, LOUNGE, DINING KITCHEN, WET ROOM. UPPER FLOOR, 4 BEDROOMS, FAMILY BATHROOM

## HALLWAY:

Double glazed front door with glass side panel that leads into a welcoming hallway. One shelved and hanging cloaks cupboard and a further shelved cupboard. Large under stair storage area. CH Radiator.

## LOUNGE:

Approx. 16'2 x 19'6. Spacious front facing lounge with nice outlook over the trees towards the park beyond. Wall mounted TV point. Radiator.

## DINING KITCHEN:

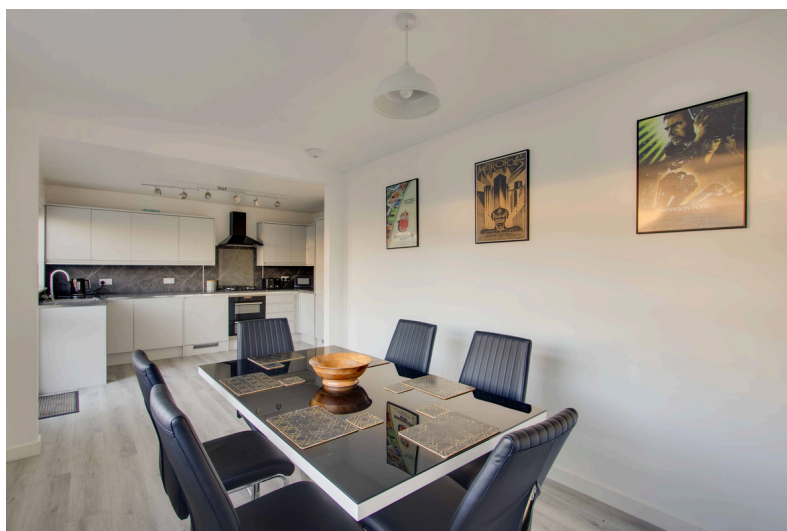
Approx. 28'5 x 16'3 Recently modernised this lovely large area is fitted with base and wall units with coordinating work surfaces and splashback incorporating a stainless steel sink with a mixer tap. integrated dishwasher washer dryer, Double electric oven with Gas hob and extractor above with glass splashback and integrated fridge/freezer. Additional large shelved storage cupboard which houses the electric fuse board. The kitchen area flows into the dining area with rear facing window, modern Karndean type flooring, wall mounted TV point, a further window and a door leading out into the rear garden.

## WET ROOM:

Approx. 6'8 x 6'8. wash hand basin, WC and electric shower finished in modern wet wall, mirror, extractor fan and side facing window. CH Radiator.

## UPPER HALLWAY:

A wooden balustrade staircase leads to the upper floor where there is an airing cupboard housing the central heating boiler, a further two storage cupboards with light, one with shelves and one with shelves and hanging space currently being used as a dressing room. Access hatch to loft with light.



**BEDROOM 1:**

Approx. 13'10 x 15'3. Big front facing double bedroom with a lovely open outlook towards the park and beyond. CH Radiator.

**BEDROOM 2:**

Approx. 13'8 x 11'8 Rear facing large double bedroom with ample room for furnishings. CH Radiator.

**BEDROOM 3:**

Approx. 14'3 x 11'10. Double bedroom with rear facing window. CH Radiator.

**BEDROOM 4:**

Approx. 10'3 x 18'6. Front facing with lovely views and ample room for furnishings. CH Radiator.

**FAMILY BATHROOM:**

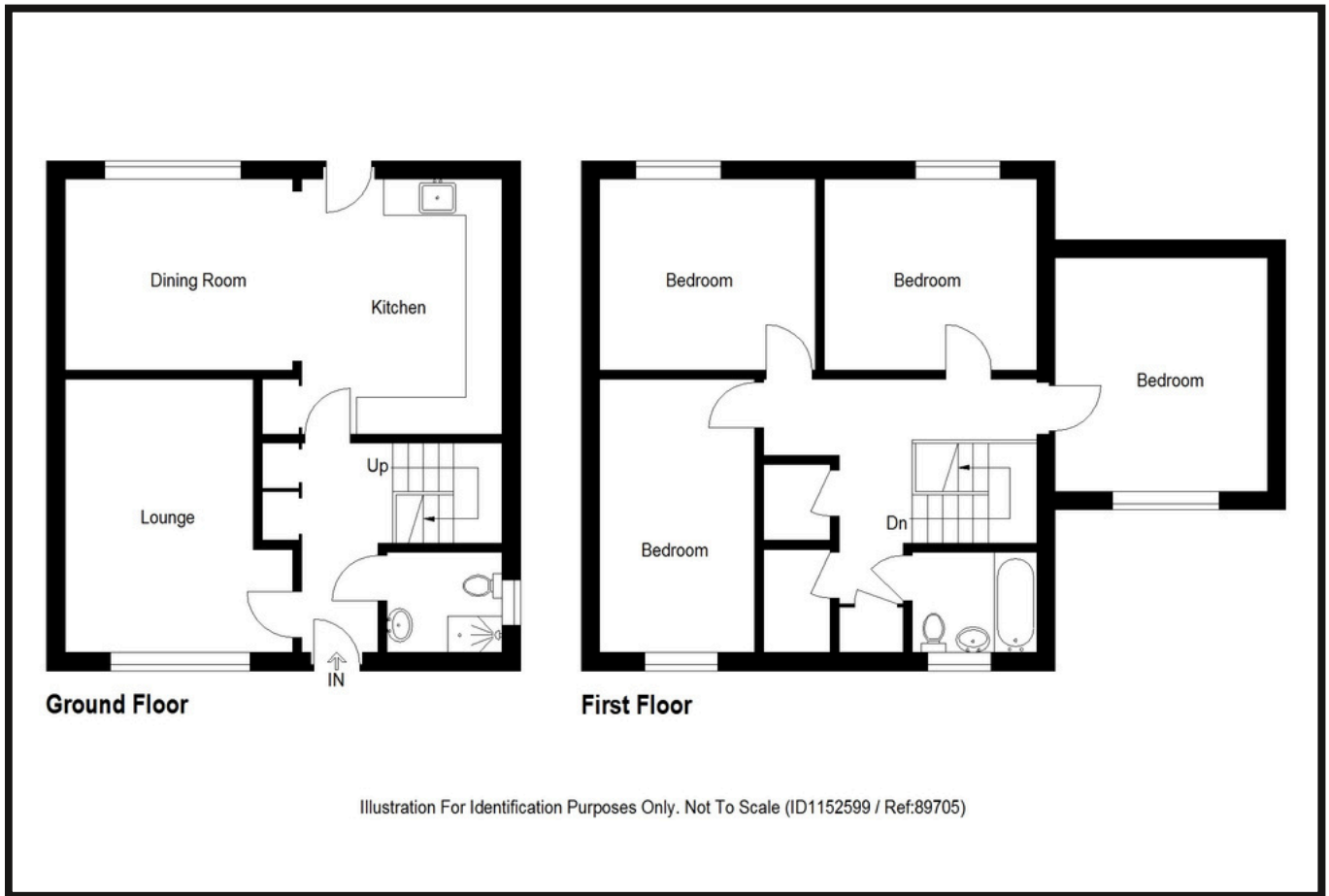
Approx. 8'3 x 6'7. Vanity area incorporating the wash hand basin and WC. Bath with over bath shower finished with tiling. Parador ceiling with spotlights and extractor fan and a front facing window. CH Radiator.

**GARDEN:**

Fully enclosed neatly laid out with a lawn, rotary dryer, wooden shed and access path to the side. Front garden.



# 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**

**tspc**

Connect with us

