

Connelly Yeoman

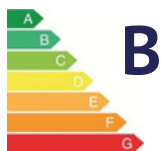


97 MOONLIGHT GARDENS, ARBROATH, DD11 5LE

SEMI DETACHED VILLA



- Ideally located in a highly sought after residential area within easy reach of central amenities
- A well presented home decorated in modern neutral colours with modern fittings and finishes
 - Gas Fired Central Heating, Double Glazing, Solar Roof Panels, ample storage
 - Mono-block Drive-in, Fully enclosed and well laid out garden to the rear



OFFERS OVER
£180,000

Property Description

This modern and well presented SEMI DETACHED VILLA is ideally located in the very popular, sought after residential estate known as "Monarch's Rise" which is situated on the eastern periphery of the town, within easy reach of all the town's many amenities and services, including local and national shops, supermarkets, both primary and secondary schools, and close to the main A92 trunk road with vehicular access northwards towards Aberdeen and south to Dundee, Perth and Edinburgh. This deceptively spacious and well presented home offers well proportioned accommodation over two levels and benefits from Gas fired central heating, Double glazing and integral Solar Roof Panels. Internal fittings and finishes are all modern and stylish, complimented by neutral decor, and the built-in kitchen appliances are included in the sale. Externally, the front garden is neatly laid out with mono-block drive-in and pathway. The fully enclosed rear garden is safe and secure for children playing and is neatly laid to lawn. Overall, this property would suit a variety of buyers, an ideal First Time Buy or buyers looking to down-size, and offers ready-to-live-in accommodation, and early viewing recommended to appreciate.

ACCOMMODATION: ENTRANCE HALLWAY, TOILET/WC, DINING KITCHEN, LOUNGE; UPPER FLOOR:- 3 BEDROOMS, FAMILY BATHROOM.

ENTRANCE HALLWAY: Enter into the property via the main double glazed front entrance door into the welcoming hallway, with access into the Toilet/WC. Sensor lighting.

TOILET/WC:

Approx. 5'9 x 3'5. Comprising a two piece white bathroom suite. Sensor lighting. CH Radiator.

DINING KITCHEN:

Approx. 16'1 x 14'5. A spacious kitchen and dining area with ample space for dining table and chairs. The kitchen area is fitted with a good range of modern base and wall mounted units in a grey veneer finish, wood effect worktop surfaces and matching splashbacks. Stainless steel sink-top. **Built-in Gas Hob with extractor hood above. Electric Oven.** Built-in storage cupboard. Feature Patio doors lead out to the enclosed rear garden. Wood effect flooring. CH Radiator.

LOUNGE:

Approx. 14'3 x 12'3. A bright and spacious Lounge, with a large picture window overlooking the front of the property. Under-stair recessed storage area. neutral decor and fittings. CH Radiator.



UPPER FLOOR LANDING:

Staircase with attractive carpeting on the stairs leads to the upper floor accommodation, Bedrooms and Bathroom. Built-in shelved storage cupboard on the landing area. Access hatch into the loft space.

BEDROOM 1:

Approx. 16'2 (at longest point) x 8'8. This main bedroom is beautifully decorated, with neutral decor, and has a rear-facing window.. Built-in double wardrobes afford ample storage. CH Radiator. Feature lighting at the side of the bed, and further inset ceiling spotlights.

BEDROOM 2:

Approx. 11'3 x 8'6. A lovely bright bedroom, with neutral decor and a front facing window. Built-in double wardrobes. CH Radiator.

BEDROOM 3:

Approx. 9'8 x 7'2. Ideal as a single bedroom and presently decorated as a nursery room, with a front-facing window. CH Radiator.

BATHROOM:

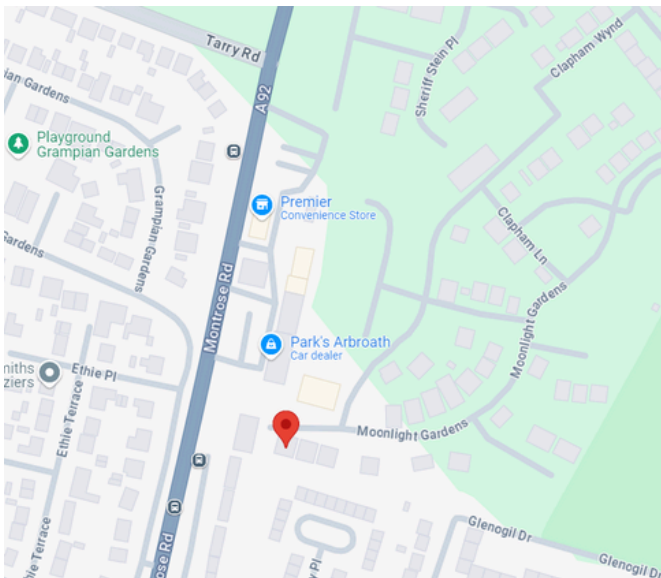
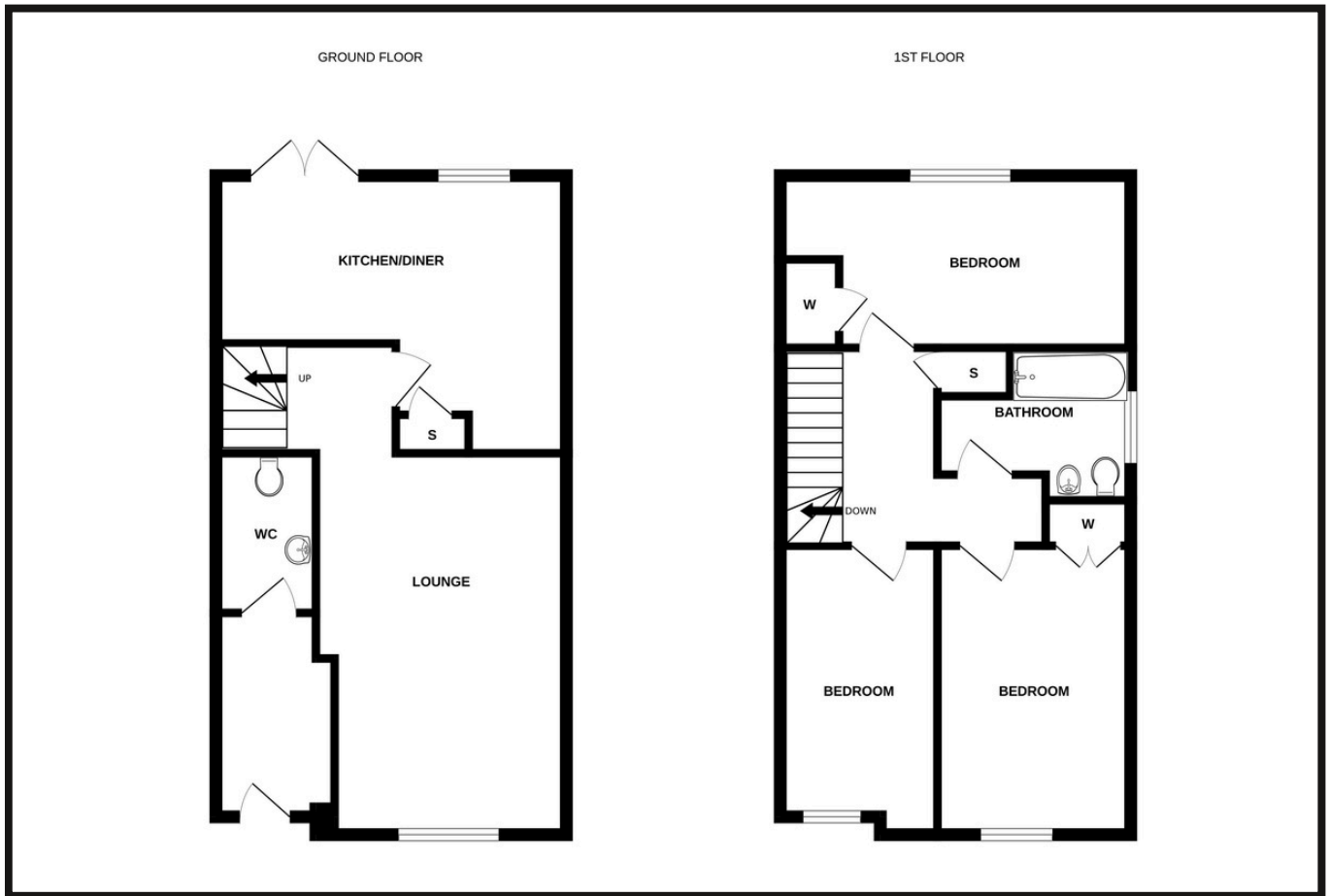
Approx. 8'7 x 6'8. Comprising a three piece white bathroom suite, with a shower over the bath and shower curtain. Wet wall panel finish at the bath area. CH Radiator. Opaque glazed window.

GARDENS:

Mono-block drive-in to the front of the property offers off-road car parking. The enclosed rear garden is fully fenced and secure, and the garden is laid to lawn for easy maintenance.



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

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