

Connelly Yeoman

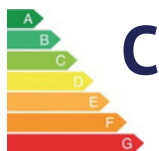


13 ETHIE TERRACE, ARBROATH, DD11 4AB

SEMI DETACHED VILLA



- Set within a very desirable location close to popular schools and shops
- An immaculately presented family home with gas central heating and double glazing
- Decorated in modern neutral colours with oak doors, wooden and high gloss flooring
 - Recently extended to include a garage and utility room



FIXED PRICE

£225,000

Property Description

This SEMI DETACHED VILLA has been extended to include a garage and utility room and must be viewed to appreciate the accommodation on offer. It benefits from gas central heating and is set within a large plot with generous rear garden. There is ample parking for several vehicles and a neatly laid out garden which has been mainly laid to lawn with mature shrubs and trees. The property is in a central location, close to the Angus coastal town of Arbroath and all local amenities and services to include primary and secondary schools, supermarkets and stores, a railway station and excellent road and rail links to other Angus towns and villages and beyond to Aberdeen, Dundee and Perth. The property has been well maintained and has a well appointed dining kitchen, lounge, three double bedrooms and a stunning family bathroom. Early viewing of this property would be highly recommended.

ACCOMMODATION:

ENTRANCE HALLWAY, LOUNGE, KITCHEN, UTILITY ROOM, DINING ROOM, FAMILY BATHROOM, 3 DOUBLE BEDROOMS.

HALLWAY:

Entry into the property is through a double glazed door with matching side panel. The hallway is spacious and bright with high gloss floor tiles and is freshly decorated. There is a cupboard which houses the boiler.

LOUNGE:

Approx. 17'3 x 11'4. The lounge is bright and spacious with ample room for furnishings. With a lovely wood flooring and double French doors leading out to extensive, mature gardens.

OPEN PLAN KITCHEN/DINER:

DINING ROOM:

Approx. 13'4 x 13'4. The dining area is open to the kitchen. Wooden flooring runs through both areas. There is a large front facing picture window and a wood burning stove sits on a slate hearth with a wooden mantle above.

KITCHEN:

Approx. 13'1 x 9'6. A wooden work surface with a separate island curves to form a breakfast bar area. There is a contemporary wall mounted radiator and down lights in both the kitchen and dining areas. The kitchen benefits from a large range with extractor above and integrated fridge freezer and dishwasher. This is a lovely kitchen with plenty of storage within high gloss units with modern tiling and splash backs. There is a large picture window overlooking the rear garden and a door leading into the utility room.

UTILITY ROOM:

There is a stainless steel sink with drainer, ample space for white goods and storage.



FAMILY BATHROOM:

Approx. 11'3 x 6'5. A lovely bathroom with three piece white suite comprising of a free standing roll top bath with free standing tap and shower attachment and wet wall surrounding this area. A separate shower cubicle with Moroccan mosaic styled flooring and a modern wash hand basin with vanity unit and storage below.

BEDROOM 1:

Approx. 11'10 x 11'5. This ground floor double bedroom overlooks the front of the property and is in good decorative order.

TOP LANDING:

The top landing offers a recessed area for coats and further storage. There is access to the eves which have been partially floored

STORAGE CUPBOARD:

Approx. 7'10 x 2'7. Adaptable space for storage or possible conversion to include WC.

BEDROOM 2:

Approx. 13'11 x 12'10. A good sized double bedroom with roof lights and modern decor.

BEDROOM 3:

Approx. 13'10 x 9'11. This room overlooks the side of the property and has ample room for furnishings.

GARAGE

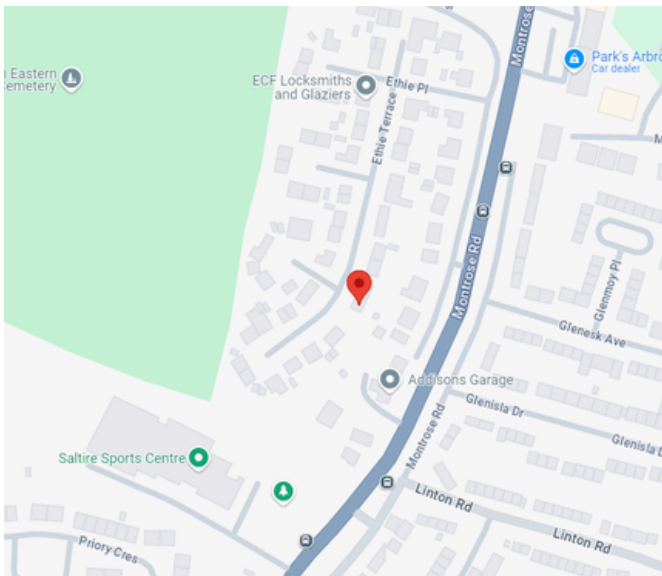
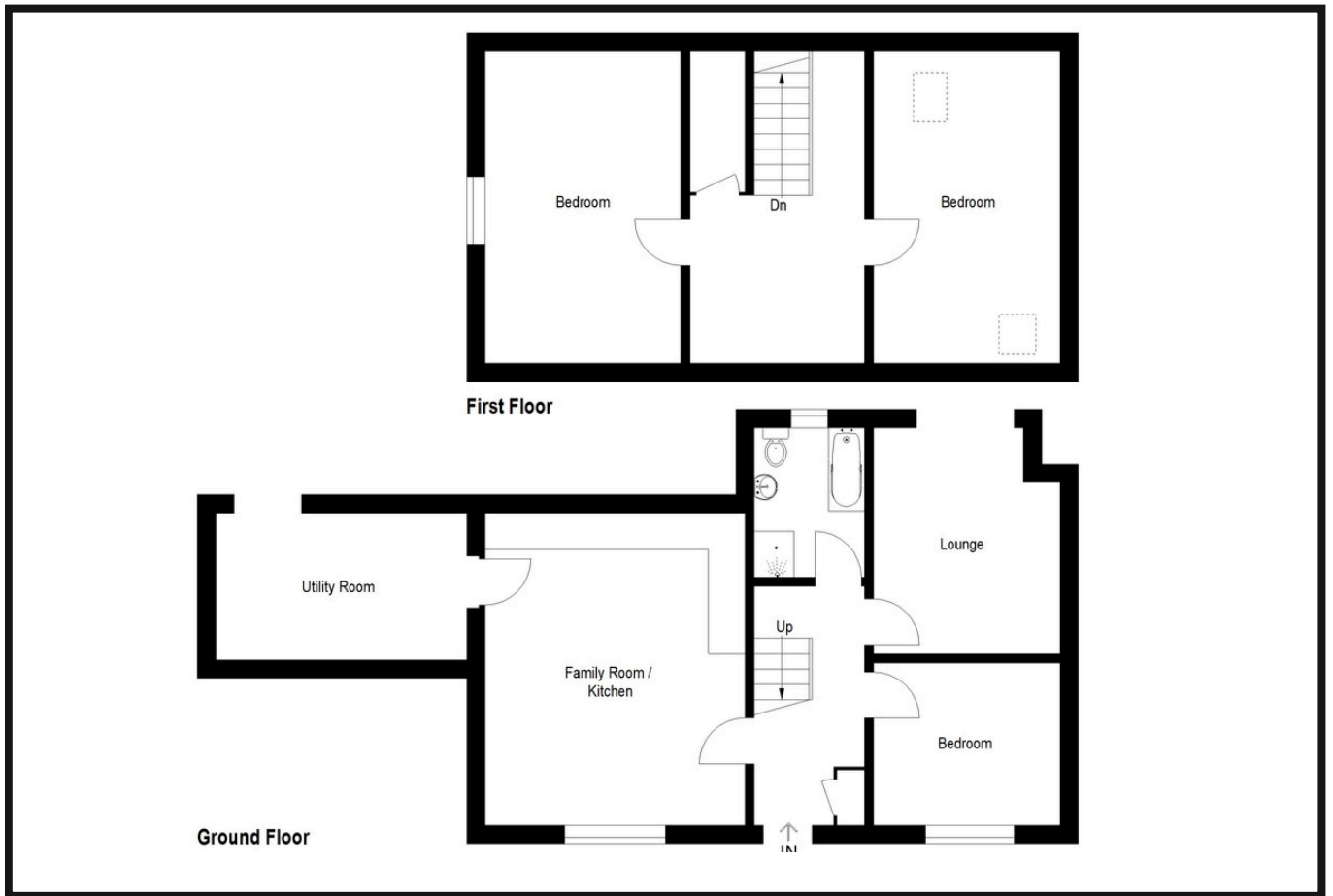
A recent addition to the property.

OUTSIDE:

To the front of the property there is a large driveway with plenty of space for multiple cars. The garden to the rear is extensive and is mainly laid to lawn with coloured chip stones to border. There are mature trees and shrubs and a large wooden outhouse.



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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