

# Connelly Yeoman



45 ST VIGEANS ROAD, ARBROATH, DD11 4DJ

FIRST & SECOND  
FLOOR MAISONETTE



## Key Features

- An attractive 1st and 2nd floor maisonette in immaculate order throughout
- Ideally located in a sought after area of the town within easy reach of amenities
  - Private garden with large secluded patio and access to street parking



OFFERS OVER  
**£105,000**

# Property Description

This attractive bright and airy three bedroom FIRST and SECOND FLOOR MAISONETTE is ideally situated in a sought after residential area within easy reach of the town centre amenities, local shops and supermarkets and within walking distance of the main east coast railway station that serves Arbroath. The property provides well proportioned accommodation and has been well maintained and neutrally decorated throughout. It boasts an area of exclusive garden to the rear with a large patio area of stone chippings and access to street parking. Early viewing would be highly recommended.

## **ACCOMMODATION:**

**ENTRANCE HALLWAY, LOUNGE, DINING KITCHEN, 3 BEDROOMS AND A FAMILY BATHROOM**

## **ENTRANCE HALLWAY:**

A secure entry system gives access into a bright hallway with laminate flooring which continues through to the dining kitchen. There is a large understairs storage cupboard.

## **LOUNGE:**

Approx. 19'1 x 11'2. The lounge has two large windows that overlook the front of the property allowing for natural light to flood in and a large walk in storage cupboard.

## **KITCHEN:**

Approx. 14'3 x 9'6. With a range of high gloss grey base and wall units with a light oak wood grain effect work surfaces. There is plumb space for an automatic washing machine and dishwasher, an integrated fridge freezer, gas hob with electric oven below and extractor above which has a stainless steel splash back. The space is light and bright with two windows, both of which overlook the rear of the property. There are downlights to the ceiling and a stainless steel sink and drainer.

## **LANDING:**

At the top of the stairs there is a large storage cupboard that houses the boiler (which has been serviced annually) with shelving. There is access to a large attic space which is full height and floored with power & light and could be converted with the necessary approvals.



**BEDROOM 1:**

Approx. 11'5 x 9'7. With plenty of space for furnishings and a window overlooking the front of the property.

**BEDROOM 2:**

Approx. 11'5 x 8'8. A charming room with wood panelling and a large walk in wardrobe measuring 6'1 x 4'8.

**BEDROOM 3:**

Approx. 10'1 x 9'3. Currently being utilized as a home office it has a large window overlooking the rear of the property.

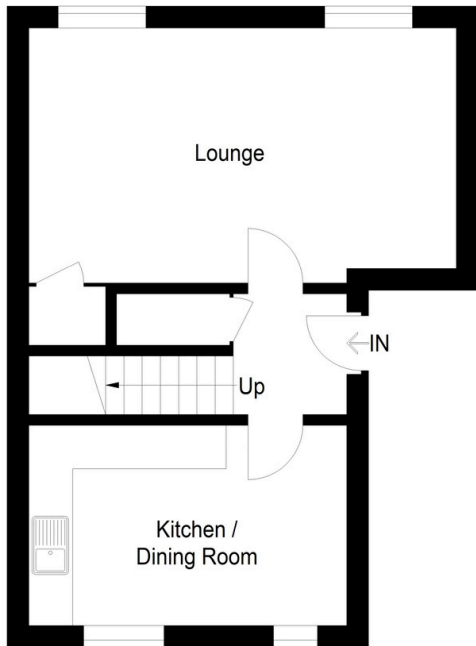
**BATHROOM:**

Approx. 8'5 X 5'6. A good sized family bathroom with a three piece suite. There is an over the bath shower with a glass screen and modern wet wall surrounding the bath and to dado height in the rest of the room. Light floods in from the window which has a display ledge and wood effect flooring.

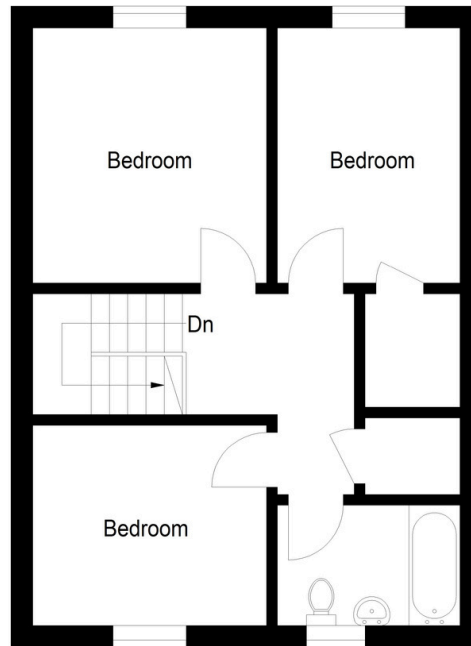
**GARDEN:** The private garden has a large patio and coloured stone chips.



# Property Professionals

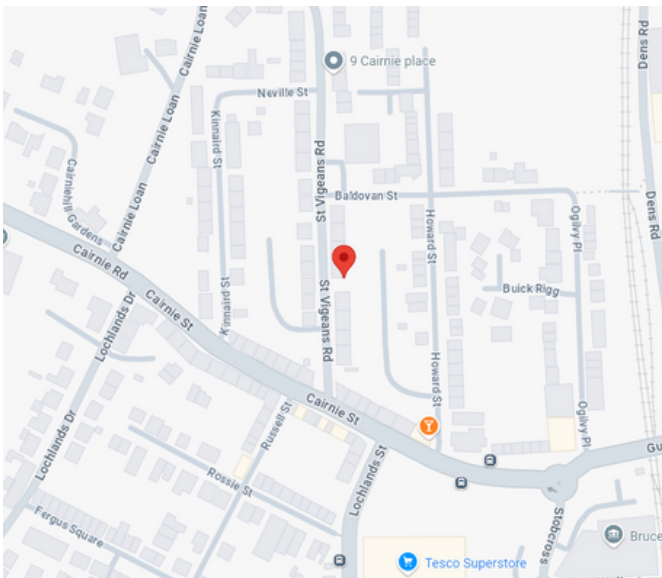


Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1157459 / Ref:89777)



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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