

# Connelly Yeoman

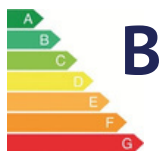


41 CLAPHAM WYND, ARBROATH, DD11 5JZ

SEMI DETACHED VILLA



- Set within a very desirable location close to popular schools and shops
  - An immaculate and well presented family home
- Decorated in modern neutral colours with some lovely touches
  - With gas central heating and double glazing



OFFERS OVER  
**£200,000**

# Property Description

This modern SEMI DETACHED VILLA is set within an ideal location close to all local amenities and services in a popular residential area of Arbroath. Relatively close by are popular primary and secondary schools, as well as a variety of independent shops and national supermarkets. Road and rail links are exceptional to all major cities in Scotland and Angus towns and villages. Leisure and recreational interests are met as the property is close to Arbroath beach, working harbour and cliff walks. The home benefits from gas central and double glazing and has off street parking for multiple vehicles. The property has been exceptionally well maintained and is fresh and bright with modern neutral décor throughout and comprises of a lounge, kitchen/diner, WC, utility room, master bedroom ensuite, 2 further bedrooms and a family bathroom. Early viewing of this property in a much sought after location would be highly recommended.

## ACCOMMODATION:

**ENTRANCE HALLWAY, WC, LOUNGE, DINING/KITCHEN, UTILITY AREA, MASTER BEDROOM ENSUITE, 2 FURTHER BEDROOMS AND FAMILY BATHROOM**

## HALLWAY:

A large welcoming hallway with a double glazed front entrance door.

## WC:

Approx. 6'10 x 3'5. The WC has a two piece white suite comprising a WC and wash hand basin with a vanity unit below, downlights and a wall mounted mirror.

## LOUNGE:

Approx. 15'9 x 11'. Facing to the front of the property with a lovely open outlook. Stylishly decorated in modern sage green with some lovely touches.

## KITCHEN/DINING:

Approx. 18'8 x 10'1. With a large area for a dining table and chairs and French doors leading out into the rear garden. The kitchen has grained wood effect work surfaces with a range of base and wall units in grey. One of the units houses the boiler. There is a gas hob with electric oven below and extractor above, an integrated dishwasher and fridge freezer. A breakfast area has feature lighting and downlights over the kitchen area. There is a stainless steel sink and drainer and a window above the sink looking out over the rear garden.

## UTILITY AREA:

Approx. 6'5 x 3'5. The utility area is well concealed with flush grey bi-folding doors that match the kitchen cupboards. There are the same work surfaces as in the kitchen with plumb space for an automatic washing machine and tumble dryer, power and storage for an ironing board etc.

## UP-STAIRS LANDING:

There is a cupboard housing the hot water tank with shelving and storage.





**MASTER BEDROOM:**

Approx. 11'6 x 10'9. The master bedroom has a large walk in wardrobe measuring approx. 5'4 x 4'3 with access into the ensuite shower room.

**ENSUITE SHOWER ROOM:**

Approx. 7' x 5'2. With neutral tiling throughout the shower area and a sliding door. There is a grey vanity unit around the wash hand basin and WC and grey wood effect flooring. A window providing natural light and ventilation.

**BEDROOM 2:**

Approx. 10'2 x 8'5. A lovely bright and fresh bedroom with a window overlooking the rear of the property. It has a built in wardrobe with sliding mirrored doors.

**BEDROOM 3:**

Approx. 8'4 x 7'4. This bedroom overlooks the rear of the property and is currently being utilised as a home office.

**FAMILY BATHROOM:**

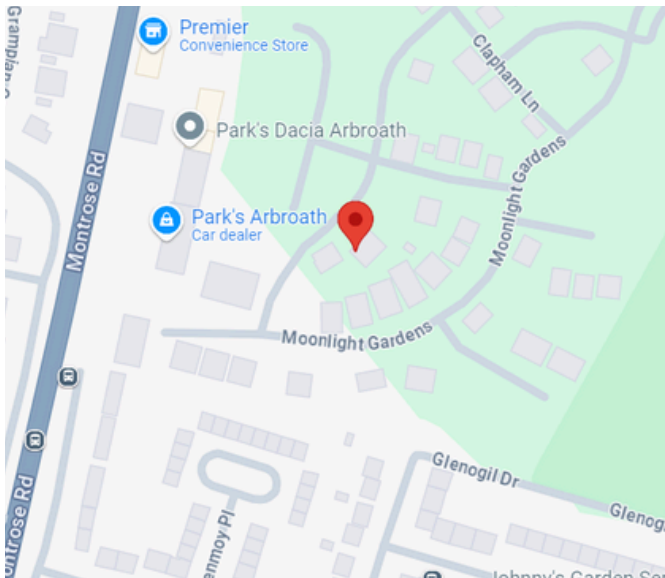
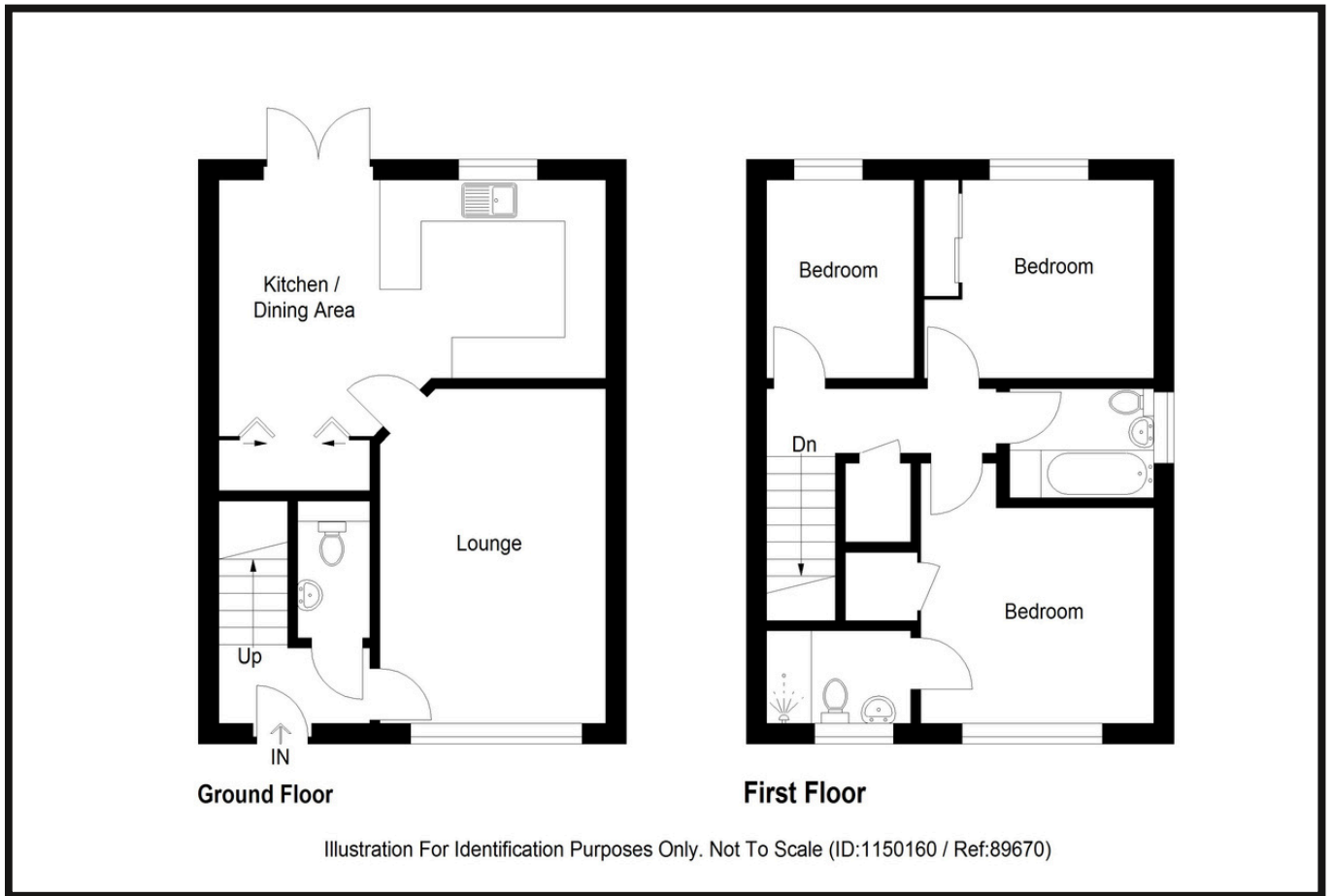
Approx. 6'6 x 6'6. With dark grey slate tiling around the bath, there is a three piece white suite with shower over the bath with a glass screen, wood effect grey flooring, a wall mounted mirror and window.

**OUTSIDE:**

To the front of the property there is a mono blocked driveway with parking for multiple cars and a lawned area. The rear garden has been fully fenced and laid in a well kept lawn.



# 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

