

Connelly Yeoman

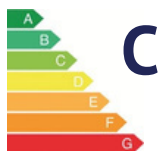


**52 ELMBANK CRESCENT
ARBROATH DD11 4EY**

TERRACED VILLA



- Ideally located in a popular and sought after residential area of similar properties
 - Well proportioned accommodation over two levels
 - Gas Fired Central Heating and Double Glazing, ample storage
- Lock-block driveway, easily maintained rear garden and a further area of garden



OFFERS OVER
£130,000

Property Description

This attractive and well presented TERRACED VILLA is ideally located in a popular and sought after residential area of similar styled properties which is within easy reach of most central amenities and services the town has to offer, including local and national shops and supermarkets, popular primary and secondary schooling and the main east coast railway station serving Arbroath is located within easy reach. The property offers well proportioned accommodation over two levels and benefits from Gas fired central heating and Double glazing. On entering the property there is a welcoming Hallway, spacious Lounge and open plan Dining Area, Kitchen, and located on the upper floor there are two good sized Bedrooms and a well appointed Shower Room. To the front of the house is a lock-block driveway providing off-street parking for two vehicles. The enclosed rear garden is laid in paving slabs for easy maintenance with access to a brick-built Outhouse (with power and light). A mutual pathway leads to another area of private garden laid out in stone-chips for easy maintenance. Overall, the property represents an ideal First Time Buy or investment buy, with scope to add value, and early viewing is recommended to avoid disappointment.

ACCOMMODATION: ENTRANCE HALLWAY, LOUNGE & DINING AREA, KITCHEN; UPPER FLOOR:- 2 BEDROOMS, SHOWER ROOM.

ENTRANCE HALLWAY:

Enter into the property via a double glazed front entrance door into the Hallway, where there is a CH Radiator and a cupboard housing the electric meter. Staircase leading to the upper floor accommodation. From the Hallway there is access into the Lounge.

KITCHEN:

Approx. 12'4 x 15'. A spacious Kitchen which has base and wall mounted units, worktop surfaces incorporating a stainless steel sink with a mixer tap. There is space for a cooker, plumbing and space for an automatic washing machine and dishwasher. Space for a fridge/freezer. Parador style lined ceiling with spotlight. CH Radiator. There is a large cloaks cupboard with shelving. External door leading out into the rear garden.

LOUNGE & DINING AREA:

Approx. 13'7 x 25'2. An open plan Lounge and Dining area to the rear. The main lounge area has a front-facing window and the dining area with a rear-facing window. There is a feature Electric fire set on a marble hearth with a wooden surround which will be included in the sale. CH Radiators in both the lounge and dining areas. Access through into the Kitchen.

UPPER FLOOR:

Staircase leading to the upper hallway, with access to the Bedrooms and Shower Room. Access hatch and fitted loft ladder into the attic space which is partially floored for storage purposes.



BEDROOM 1:

Approx. 14'x 13'9". A spacious main bedroom with a rear-facing window. Double shelved and hanging space wardrobe. Feature wall with pendant lighting at either side of the bed. CH Radiator.

BEDROOM 2:

Approx. 15'9 x 10'10. Another spacious bedroom with a front-facing window. Built-in cupboard housing the central heating boiler. Shelved storage cupboard and a double shelved and hanging space wardrobe with panelled doors. CH Radiator.

SHOWER ROOM:

Approx. 8' x 6'7. Comprising a vanity unit incorporating the wash-hand basin. WC. Double shower cubicle housing an Electric shower. Modern wet wall panel finish at the shower area. Parador style lined ceiling with inset downlighters. Extractor fan. CH Radiator. Rear-facing opaque glazed window allows natural light and ventilation.

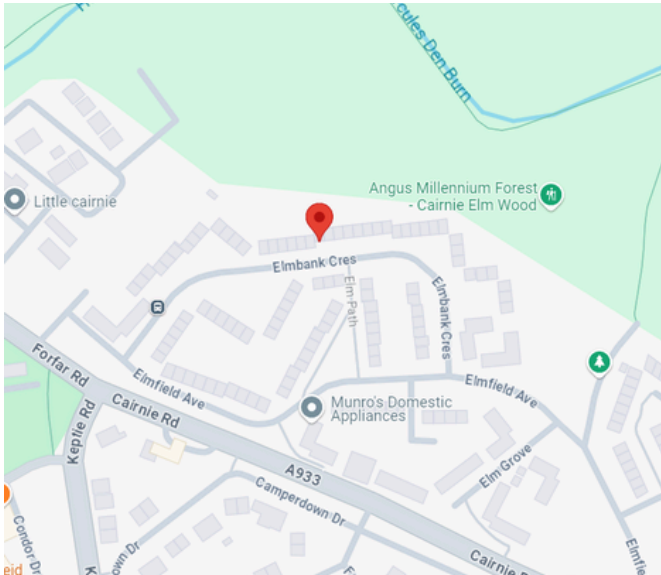
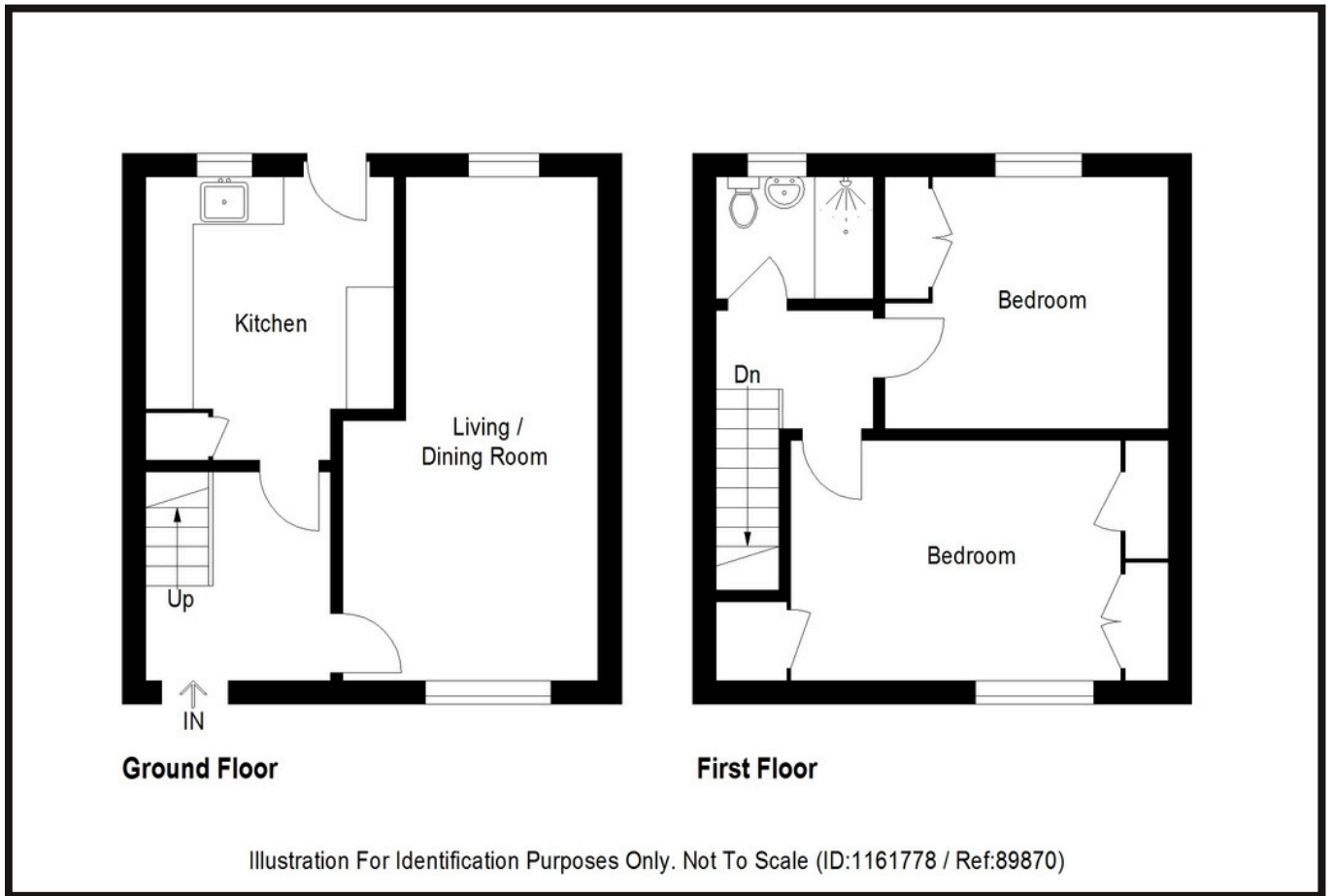
GARDENS:

The front garden has a lock-block double driveway with ample off-street car parking.

The rear garden is fully enclosed and has a brick-built Shed with power and light. This area is laid to paving slabs for ease of maintenance bordered by raised flower beds with established shrubs and flowers. There is a mutual pathway to the rear and beyond this there is a further area of enclosed private garden laid to stone-chips for ease of maintenance and with a drying area.



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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