

Connelly Yeoman

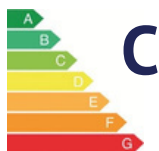


**47 HOSPITALFIELD GARDENS
ARBROATH, DD11 2LW**

LINKED VILLA



- Set within a well established, popular residential area of similar styled properties
 - A well presented home offering spacious accommodation over two levels
 - Gas Fired Central Heating, Double Glazing, ample storage
- Mono-block driveway with ample parking, Fully enclosed and neatly laid out rear garden



OFFERS OVER
£190,000

Property Description

This attractive and well presented LINKED VILLA must be viewed to appreciate the bright and stylish accommodation on offer. Set within a well established, popular residential area of similar styled properties, known locally as Hospitalfield, yet within easy reach of local amenities and services, including primary and secondary schools, within easy reach of the Westway retail shopping centre and with good transport routes. The property offers well proportioned accommodation over two levels, with the addition of a garage conversion to form a good-sized ground floor Master Bedroom. There are also the benefits of Gas fired central heating and Double glazing. On entering the property into the welcoming Hallway, there is a useful Toilet/WC which has been nicely fitted out, a bright and spacious open plan Lounge and Dining Area, recently upgraded Kitchen with integral kitchen appliances included and a modern and well appointed ground floor Master bedroom. On the upper floor, there is the Family Bathroom, two good-sized Bedrooms and a useful Boxroom/Home Office offering adaptable room use. Overall, this property represents an ideal family home and early viewing is recommended to appreciate.

ACCOMMODATION: ENTRANCE HALLWAY, CLOAKROOM/WC, LOUNGE & DINING AREA, KITCHEN, GROUND FLOOR BEDROOM 1; UPPER FLOOR:- FAMILY BATHROOM, 2 DOUBLE BEDROOMS AND 1 SINGLE BEDROOM

ENTRANCE HALLWAY:

Enter through the double glazed front entrance door into the Hallway, which has laminate flooring, continued into the Cloakroom. CH Radiator.

CLOAKROOM/ WC:

Approx. 4'9 x 2'9. Comprising a two piece bathroom suite, small compact wash-hand basin with fitted storage below and the cistern of the toilet is fitted around also. Display window shelf. Opaque glazed window allows for natural light and ventilation. Contemporary white wall mounted CH Radiator. Inset ceiling downlights.

LOUNGE & DINING AREA:

Approx. 14'6 x 11'7. A bright and modern room which is open planned through to the Dining Area. Front-facing window, modern decor and contemporary wood panelling. Ceiling coving. Fitted carpeting. Built-in storage cupboard. CH Radiator.

DINING AREA:

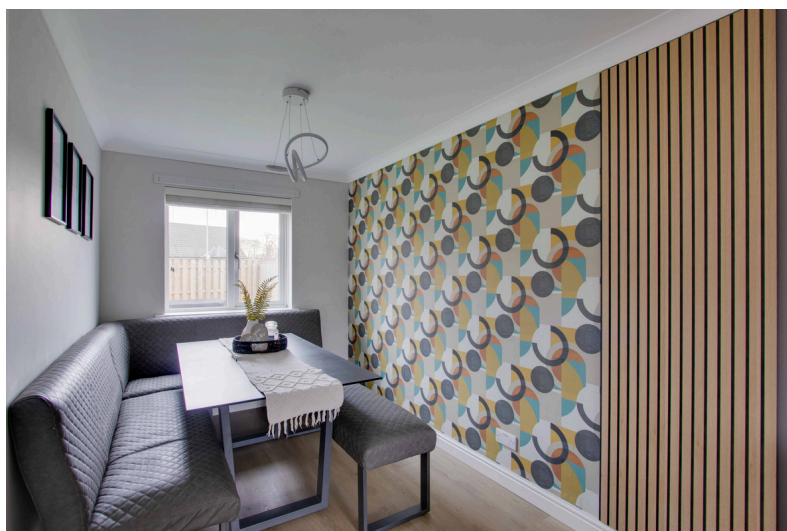
Approx. 10'7 x 7'2. Another attractive area, with a rear-facing window. Ample space for dining furnishings. Laminate flooring. CH Radiator.

KITCHEN:

Approx. 10'2 x 7'2. The kitchen has been recently upgraded with a modern range of base and wall mounted storage units in a grey high gloss finish, with complimentary worktop surfaces and stainless steel sink with drainer. Built-in Gas Hob and extractor hood above, Electric Oven below the hob. Integrated Automatic washing machine and Dishwasher. Space for fridge/freezer. CH Radiator. Rear-facing window overlooking the garden. A double glazed door leads out to the rear garden.

MASTER BEDROOM 1:

Approx. 15'6 x 7'8 A spacious main ground floor bedroom, which forms an extension to the property and which was completed a number of years ago and is a superb addition. There is attractive wood panelled walls which gives a modern feel. CH Radiator.



UPPER FLOOR:

Staircase leading to the upper floor landing area, where there is a large built-in storage cupboard. Access hatch into the loft space.

FAMILY BATHROOM:

Approx. 6'3 x 6'. Comprising a three piece bathroom suite with a shower over the P-shaped bath, curved glass shower screen and feature black coloured wet wall panel finish at the bath area. Parador styled lined ceiling with downlighters. Built-in oak veneer vanity units at the WC and under the wash-hand basin. Rear-facing opaque glazed window allows for natural light and ventilation. Chrome wall mounted CH towel rail/radiator.

BEDROOM 2:

Approx. 9'5 x 8'5. A good-sized bedroom with a rear-facing window overlooking the rear garden. Built-in double wardrobes with mirror sliding doors. CH Radiator.

BEDROOM 3:

Approx. 12'5 x 8'5. Another good-sized bedroom, with a front-facing window. Built-in double wardrobe with mirror sliding doors. Inset ceiling downlighters. CH Radiator.

SINGLE BEDROOM 4:

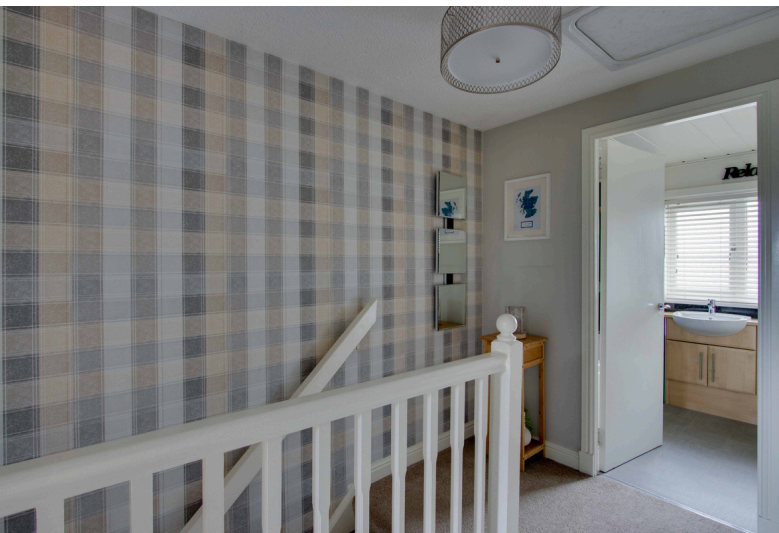
Approx. 8'3 (at longest point) x 6'2. An adaptable room, presently utilised as a dressing room, with ample clothes storage. CH Radiator.

GARDENS:

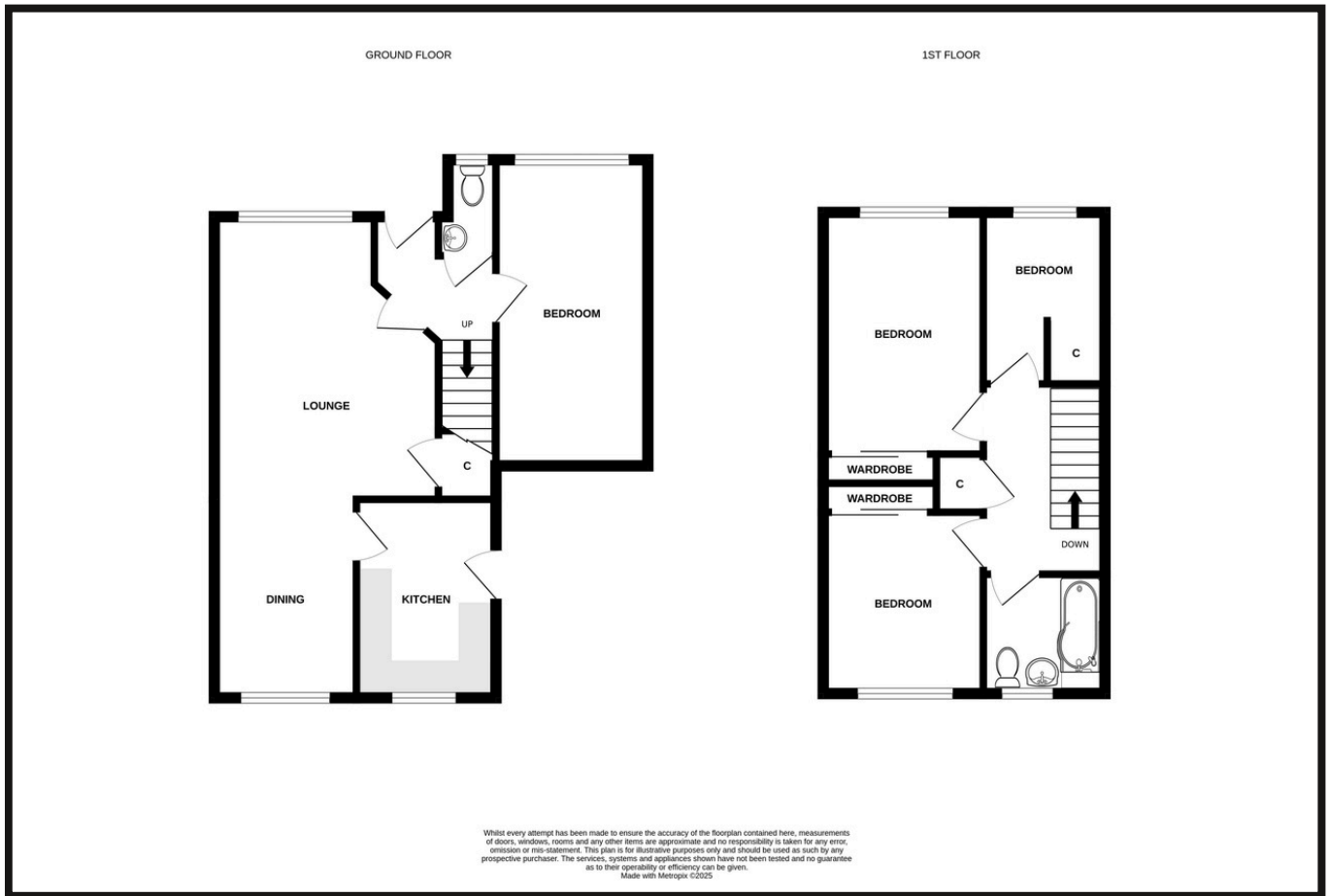
To the front of the property, this area has been recently laid out in mono-block paving with ample off-street car parking for 2/3 vehicles.

Fully enclosed rear garden with timber boundary fencing and laid out with artificial turf and patio area, all neatly laid out. Timber garden Shed included.

NB Solar Panels on a battery pack recently installed.



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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