

# Connelly Yeoman



14 LINTON ROAD, ARBROATH, DD11 5HX

END TERRACE VILLA



## Key Features

- Within a popular residential area close to all local amenities including shops and schools.
- Gas Central Heating, Solar Panels and Double Glazing.
- A substantial end plot with large garden and shed.



OFFERS OVER

**£130,000**

# Property Description

This attractive, traditional END TERRACED VILLA is ideally situated in a popular area of the town, convenient for schools, sports centre and other local amenities, providing excellent deceptively spacious family accommodation on two levels. The property has been well maintained and is in good decorative order with recently installed double glazing, shower room and solar panels. The property is set on a substantial end plot with a large easily maintained garden with areas of interest and a wooden shed.

## **ACCOMMODATION:**

**ENTRANCE HALLWAY, LOUNGE, KITCHEN, SHOWER ROOM AND 3 DOUBLE BEDROOMS.**

## **ENTRANCE HALLWAY:**

Access to the home into a bright and welcoming hallway with a large shelved and hanging cloaks cupboard. Here a wooden balustrade staircase leads to the upper hallway which has a large shelved cupboard housing the gas central heating boiler and access hatch leading to the loft via a Ramsay styled ladder.

## **LOUNGE:**

Approx. 14'5 x 17'. A cosy lounge with a feature wood burning stove set on a tiled hearth with brick and wooden surround. There is a shelved alcove, wood effect flooring and a radiator.

## **KITCHEN:**

Approx. 10'5 x 13'2. A well appointment kitchen fitted with a range of base and wall units with a work surface incorporating a sink with a mixer tap, double stainless steel electric ovens with a 5 burner hob and stainless steel and glass extractor above. There is plumb space for an automatic washing machine and under stair storage.

## **REAR HALLWAY:**

The rear hallway has a large walk in cupboard with power and is suitable for additional appliances. There is also a shelved larder and access out into the rear garden.



**BEDROOM 1:**

Approx. 17'9 x 13'7. A spacious rear facing double bedroom with wood effect flooring and a radiator.

**BEDROOM 2:**

Approx. 13'2 x 11'. This good sized double bedroom which faces the front of the property and has a shelved storage cupboard, wood effect flooring and a radiator.

**BEDROOM 3:**

Approx. 13'2 x 13'5. A rear facing bedroom with wood effect flooring and a radiator.

**SHOWER ROOM:**

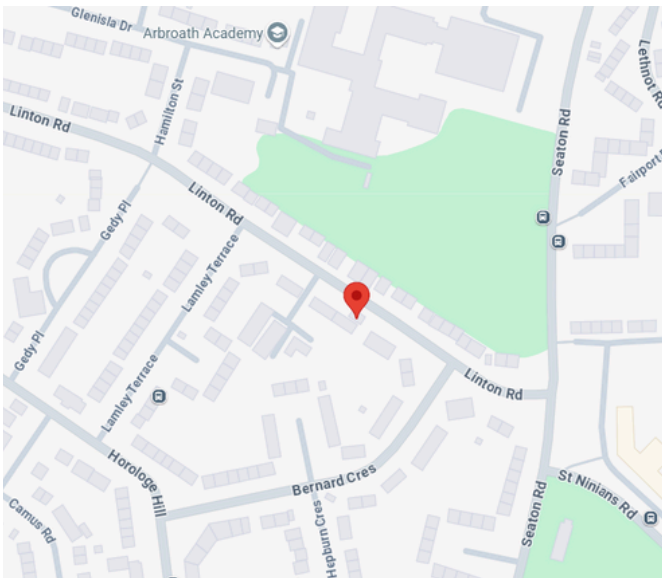
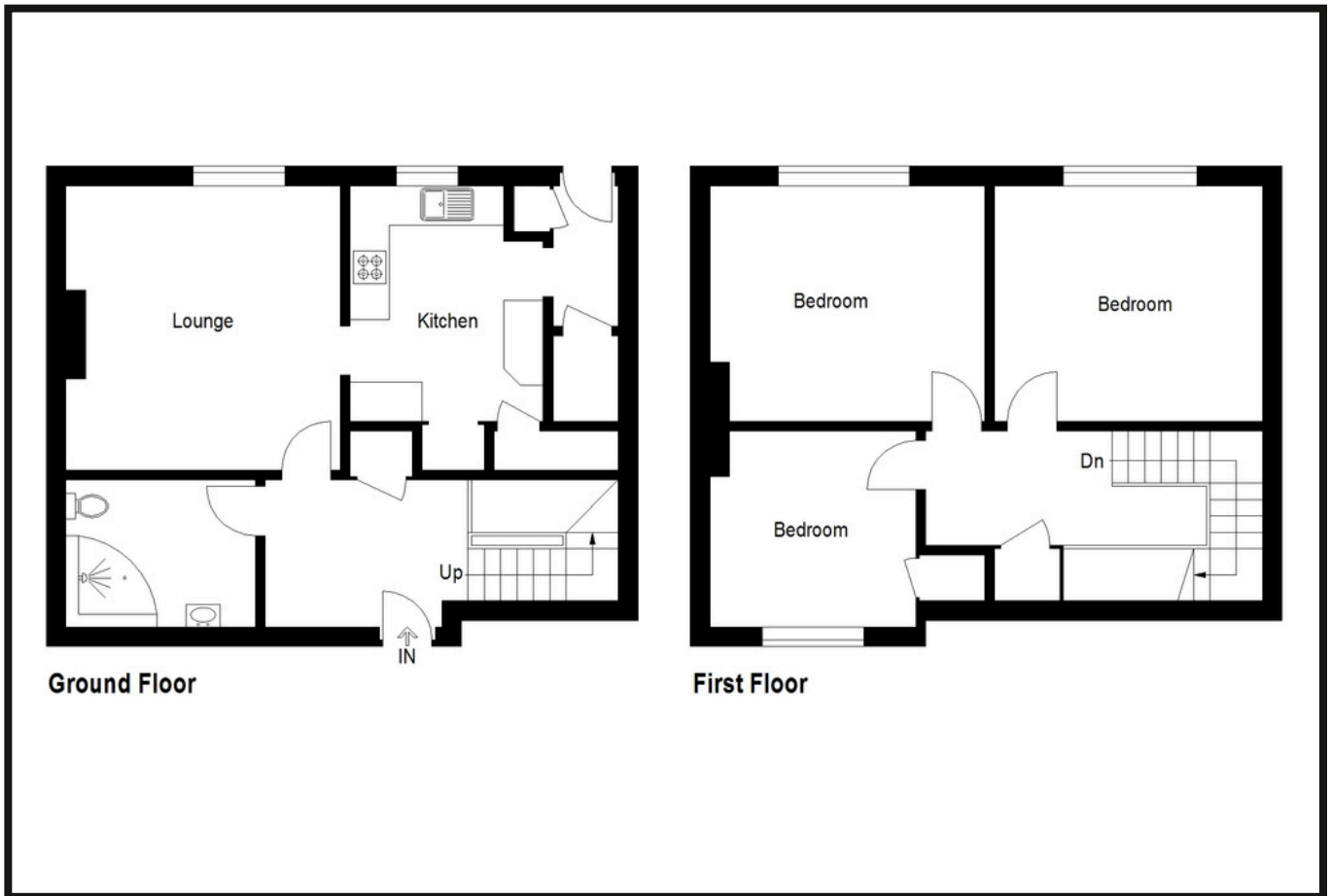
Approx. 9'8' x 6'3. The shower room has been recently upgraded with a wash hand basin in a vanity unit, WC and a corner shower cubicle housing a hand held and deluge shower finished with modern wet wall, parador ceiling with spot lights, heated towel rail and tiled flooring.

**GARDEN:**

The garden ground is quite substantial as it is an end plot. To the rear is a raised deck entertainment area and the rest of the garden is mainly laid to lawn with a small patio area and a wooden shed.



# 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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