

Connelly Yeoman

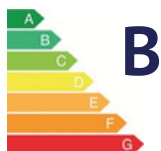


39 CLAPHAM WYND, ARBROATH, DD11 5JZ

SEMI DETACHED VILLA



- Ideally located in a very desirable residential area within easy reach of central amenities
 - A well presented family home offering deceptively spacious accommodation
 - Decorated in modern neutral colours with complimentary fittings and finishes
- Gas Fired Central Heating and Double Glazing, off-street car parking, easily maintained Gardens



OFFERS OVER
£195,000

Property Description

This attractive and very well presented SEMI DETACHED VILLA is set within a popular and sought after residential area (known locally as Monarch's Rise) on the eastern periphery of the town, yet within easy reach of central amenities and services. Located relatively close-by are popular primary and secondary schools, as well as a variety of independent shops and national supermarkets. Leisure and recreational interests are met as the property is close to Arbroath beachfront, harbour and marina areas, together with bracing sea cliff and coastal walks. There are also very good road and rail links to all major cities in Scotland, Angus towns and rural villages. This particular property is presented in very good order, with modern fresh neutral decor, fitted carpeting and floorcoverings, fittings and fixtures, and benefits from gas fired central heating and double glazing. Externally, to the front of the property there is a large mono-block area with off-street car parking for two/three vehicles. A side pathway leads through to the enclosed rear garden, all neatly laid out for ease of maintenance with neatly laid lawn and timber. Early viewing of this property in a much sought after location would be highly recommended.

ACCOMMODATION:

ENTRANCE HALLWAY, WC,/TOILET, LOUNGE, DINING/KITCHEN, UTILITY AREA;

UPPER FLOOR:- MASTER BEDROOM & EN SUITE SHOWER ROOM, 2 FURTHER BEDROOMS AND FAMILY BATHROOM

ENTRANCE HALLWAY:

Enter into the property via the attractive double glazed front entrance door into the welcoming Hallway. In the Hallway there is fresh decor and carpeting on the staircase. CH Radiator. Access to the WC/Toilet.

WC/TOILET:

Approx. 5'6 x 3'6. The WC has a two piece white suite comprising a WC and wash-hand basin. Modern wood-grain vanity unit. Fitted wall mirror with inlay wood-grain surround. Inset ceiling downlights. CH Radiator. Vinyl wood-effect flooring.

LOUNGE:

Approx. 15'11 x 11'1. A lovely bright and spacious room with a front-facing window offering an open outlook over towards the pond area. Neutral decor. CH Radiator. From the lounge is through into the open plan Kitchen/Dining area.

KITCHEN/DINING:

Approx. 18'6 x 12. Another bright and spacious area, with ample space for dining table and chairs. Feature double glazed Patio doors leading out into the rear garden. The kitchen area is fitted with a good range of modern base and wall mounted units in a slate grey effect, with complimentary worktop surfaces and stainless steel sink and drainer. Built-in Gas Hob with stainless steel splashback and extractor hood above the hob. Built-in Oven. Integrated dishwasher (included in the sale but **NO WARRANTIES GIVEN THEREON**). Integral Fridge/Freezer. Rear-facing window. A breakfast bar area has feature lighting and downlights over the kitchen area. CH Radiator.

UTILITY AREA:

Approx. 6'8 x 3'11. The utility area is well concealed, hidden behind flush bi-folding doors that match the kitchen cupboards. There are the same work surfaces as in the kitchen. Under-counter space and plumbing for an automatic washing machine (**the automatic washing machine is to be left but NO WARRANTIES GIVEN THEREON**) and space for a tumble dryer, power and storage for an ironing board, etc.



UPPER FLOOR LANDING AREA: Staircase to the upper floor, with access to the Bedrooms and Family Bathroom. Built-in storage cupboard offering good storage and housing the hot water tank. Access hatch into the loft space which is partially floored for storage purposes.

MASTER BEDROOM 1: Approx. 12'8 (at widest point) x 13'11. A bright and spacious master bedroom, with a large front-facing window. Neutral decor. Feature walk-in wardrobe (Approx. 5'3 x 4'1.) offering excellent storage (shelving and hanging rails). CH Radiator. Access into the en suite shower room.

EN SUITE SHOWER ROOM: Approx. 6'3 (into the shower area) x 5'. Comprising two piece suite and a walk-in shower with glass sliding doors. Built-in modern, wood grain-effect vanity unit around the wash-hand basin and WC. Attractive wall tiling at the shower area. Wood-effect vinyl flooring. Rear-facing opaque glazed window allows for natural light and ventilation. CH Radiator.

FAMILY BATHROOM: Approx. 6'7 x 5'9. Comprising three piece white suite with shower over the bath with a glass shower screen. Attractive wall tiling. Wood-effect vinyl flooring. CH Radiator. Inset ceiling downlights. Opaque glazed window allows natural light and ventilation.

BEDROOM 2: Approx. 11' (at longest) x 8'3. Another lovely double bedroom with a window overlooking the rear of the property. Neutral decor. Built-in double wardrobes with sliding mirror doors. CH Radiator.

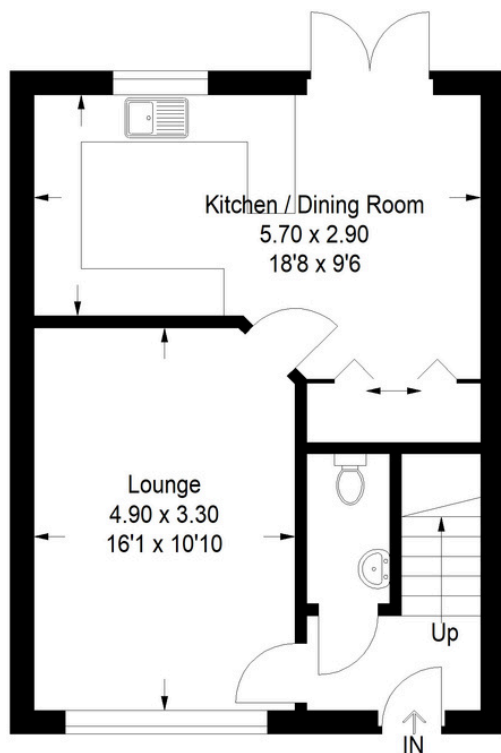
BEDROOM 3: Approx. 8'2 x 7'4. This bedroom overlooks the rear of the property and is currently being utilised as a home office/study. CH Radiator.

GARDENS:

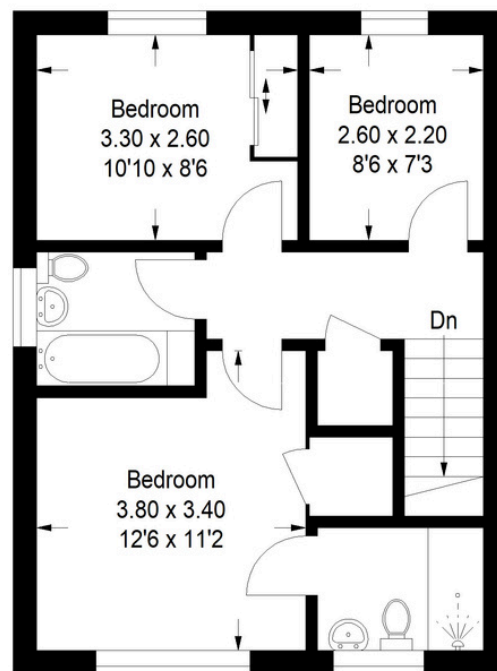
To the front of the property there is a mono-blocked driveway with parking for two/three cars and a further side lawn area. Timber side gate and pathway to the side of the property leads to the rear garden. The rear garden has been fully fenced and is neatly laid out in lawn with a timber decking area. Two timber Sheds are included in the sale.



Property Professionals

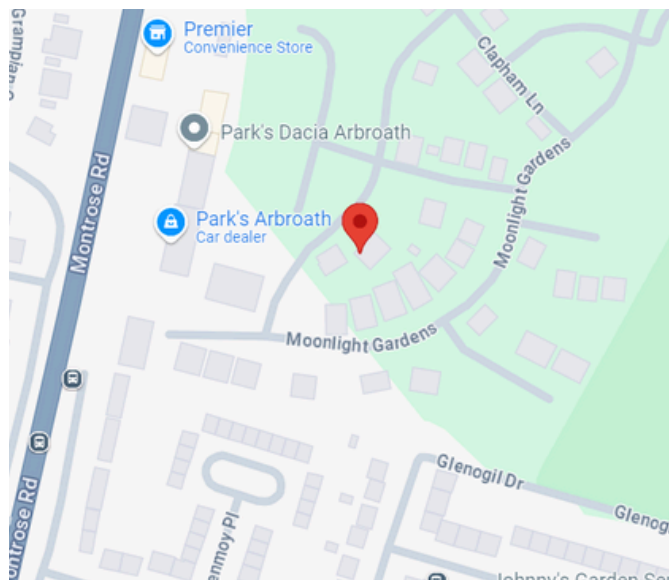


Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:951864/ Ref:84289)



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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