

Connelly Yeoman



**42 MONYMUSK ROAD
ARBROATH, DD11 2BY**

DETACHED VILLA



- Set within a very desirable residential location close to popular schools and shops
- A generously proportioned family home with accommodation over two levels
 - Gas Fired Central Heating and Double Glazing, ample storage
- Driveway, detached Garage and established Gardens to the front and rear



OFFERS OVER
£210,000

Property Description

This attractive DETACHED VILLA is ideally located within a sought after and established residential area of the town, close to local amenities and services including a selection of local shops and supermarkets, both primary and secondary schools, and with good road access routes out of Arbroath northwards to Aberdeen, south to Dundee and most Angus towns. The property offers spacious family accommodation over two levels and benefits from Gas fired central heating, a smart meter for both Gas and Electricity, Double Glazing and all kitchen white goods. A degree of modernisation / renovation may now be required but this offers scope for adding value in the future. Externally, the front garden is laid to lawn and borders of mature shrubs and bushes. A driveway offers off-street car parking and leads to the detached Garage with an up and over garage door. At the back of the Garage is a coal cellar and garden cellar. The enclosed rear garden is laid out in lawn and borders of established trees and shrubs, and secluded patio seating area, all enjoying a sunny southerly aspect. Overall, the property represents an ideal buy, perhaps of interest to a growing family, and early viewing is essential.

ACCOMMODATION: RECEPTION HALLWAY, KITCHEN, DINING ROOM, LOUNGE; **UPPER FLOOR:-** 3 DOUBLE BEDROOMS, FAMILY BATHROOM.

RECEPTION HALLWAY:

Enter into the property via the main front entrance door, with glazed panel windows which allow for ample natural light into this area. The Hallway is spacious and has a built-in cloaks/coats cupboard (housing the Gas Central Heating Control Panel) and a further cupboard housing the electricity fuse box and electric meter. CH Radiator. Access into the downstairs Toilet/WC. Staircase leading to the upper floor accommodation.

TOILET / WC:

Approx. 6'6 x 6'3. Comprising a WC., and wash-hand basin. High level side-facing opaque glazed window. CH Radiator.

LOUNGE:

Approx. 15'6 x 19'9. Generously proportioned lounge, with a large, front-facing window overlooking the front garden. Feature open fireplace with a granite and quartz stone surround and tiled hearth. Display alcove, fitted white shelving. Two CH Radiators. Glazed sliding double doors open through into the dining room.

DINING ROOM:

Approx. 15'5 x 11'6. A spacious, well proportioned formal dining room with ample space for table and chairs. Large, rear-facing window overlooking the rear garden. CH Radiator. Laminate flooring, fitted white shelving and white wall units. Access into the kitchen.

KITCHEN:

Approx. 12'2 x 12'3. A spacious kitchen which has base and wall mounted storage units, worktop surfaces incorporating a stainless steel sink with mixer tap. Integrated dishwasher, plumbing and space for an automatic washing machine, space for a free-standing electric cooker, and space for fridge/freezer (all included in the sale) Wall mounted Worcester gas central heating boiler (recently installed) CH Radiator. Rear-facing window overlooking the rear garden and an external door out to the garden.



UPPER HALLWAY LANDING AREA:

Staircase leading to the upper floor, with a spacious upper hallway and a side-facing window allows ample natural light onto this area. There is a built-in shelved storage cupboard and a Ramsay-style loft ladder leads into the large floored loft space area, which has a skylight window and with electric light. From the upper hallway there is access to the three double Bedrooms and Family Bathroom.

BEDROOM 1:

Approx. 13'2 x 16'6. A spacious double bedroom with a large, front-facing window. Built-in wardrobe (shelving and hanging space) and further second wardrobe with shelving. CH Radiator.

BEDROOM 2:

Approx. 15'9 x 15'9. Spacious double bedroom with a large, rear-facing window. Built-in double wardrobe (shelving and hanging space) with sliding wooden doors. CH Radiator.

BEDROOM 3:

Approx. 12'3 x 12'. Double bedroom with a large, front-facing window. Built-in wardrobe (shelving and hanging space). CH Radiator.

FAMILY BATHROOM:

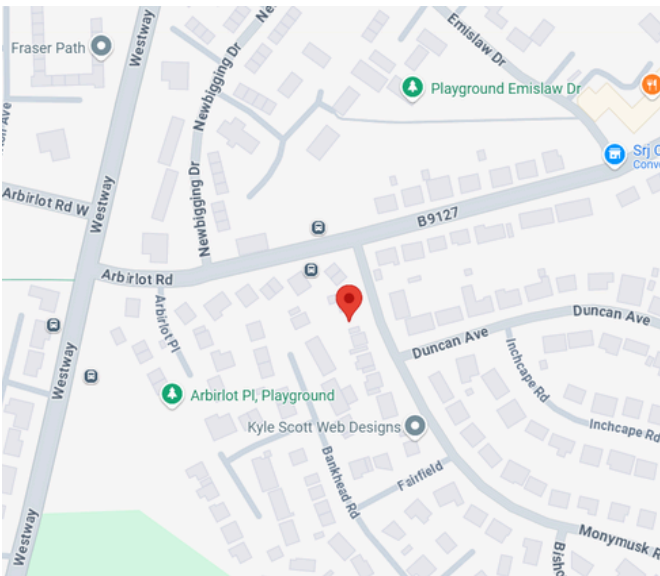
Approx. 9'3 x 8'9. The bathroom comprises WC., wash-hand basin and bath with an over the bath electric shower. Tiled walls. CH Radiator. Side-facing opaque glazed window allows for natural ventilation and light.

GARDENS & GARAGE:

Established front garden with lawn and mature shrubs and bushes. Driveway offering off-street car parking and leading to the detached Garage with an up and over garage door. At the back of the Garage is a coal cellar and garden cellar. Enclosed rear garden laid out lawn with established trees and shrubs, enjoying a sunny aspect. Patio seating area which enjoys a secluded spot.



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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