

Connelly Yeoman

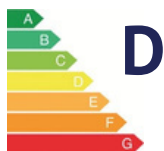


27 HEPBURN CRESCENT, ARBROATH DD11 5HP

TERRACED VILLA



- Set within an established residential location close to popular schools and shops
 - A deceptively spacious property with accommodation over two levels
 - Partial Electric Heating, Full Double Glazing and ample storage
- Large front garden area (potential for off-street car parking) Enclosed rear garden



OFFERS OVER
£120,000

Property Description

This traditionally built TERRACED VILLA forms a terraced row of four similar styled properties, ideally located in a very popular residential area of the town, within easy reach of Arbroath town centre and with most amenities and services close-by, including popular primary and secondary schools. The property provides well proportioned accommodation over two levels and benefits from partial Electric heating and Double glazed windows. The property sits on a good-sized garden plot, with the front garden area laid out in gravel for easy maintenance and with brick-work boundary walls. Of particular note, the neighbouring properties have altered their front garden areas to provide off-street car parking and this may be a possibility for any prospective purchaser of this property, subject of course to the usual Local Authority planning permissions, etc., being obtained by any future purchaser and the terms of which we are not responsible for. There is a mutual/shared access close (for bin access) which leads through to the rear garden which is enclosed and is laid out in patio areas, lawn, raised flower beds/borders and a Garden Shed is included. Overall, this attractive property would suit a variety of buyers, perhaps of interest to First Time Buyers, and early viewing is recommended.

ACCOMMODATION: ENTRANCE VESTIBULE & HALLWAY, BATHROOM, LOUNGE, KITCHEN; UPPER FLOOR:- 3 BEDROOMS.

ENTRANCE VESTIBULE:

Approx. 3'6 x 3'4. Enter into the property via the double glazed front entrance door into the Vestibule, where there is a built-in storage cupboard. Internal door through into the Hallway, with staircase leading to the upper floor. Large, under-stair storage cupboard. Electric radiator (night storage heater). Access from the Hallway into the Bathroom, Lounge and Kitchen.

BATHROOM:

Approx. 7'3 x 5'1. Comprising a three piece white bathroom suite with a shower over the bath. Partial wall tiling. Electric heater/radiator. Large, rear-facing window allows for natural light and ventilation.

LOUNGE:

Approx. 13'7 x 13'6. A bright and spacious Lounge, with a large front-facing window. Modern electric radiator. Recessed area with glazed shelving for display purposes and further storage below. Dado rail.

KITCHEN:

Approx. 15' x 8'11. The spacious Kitchen is fitted with base and wall mounted units, wood-effect worktop surfaces and stainless steel sink and drainer. Space for kitchen appliances. Ample space for dining table and chairs. Modern electric radiator. There is a built-in cupboard which houses the hot water tank. Large, rear-facing window and a double glazed door leads out to the rear garden.



UPPER FLOOR LANDING:

Staircase with a mid-landing area and leading to the upper floor accommodation. A large window allows ample natural light onto the stairs. Upper landing area with access to the Bedrooms. Large electric storage heater/radiator. Built-in shelved storage cupboard. Access hatch into the loft space, which is partially floored for storage purposes.

BEDROOM 1:

Approx. 14'7 x 8'6. Spacious double bedroom with a front-facing window, neutral decor and freshly laid carpeting. Built-in wardrobe storage.

BEDROOM 2:

Approx. 14' x 11'5. Another spacious double bedroom, with a rear-facing window overlooking the rear garden.

BEDROOM 3:

Approx. 11'6 x 10'8. Spacious double bedroom, with a rear-facing window. Recessed storage area.

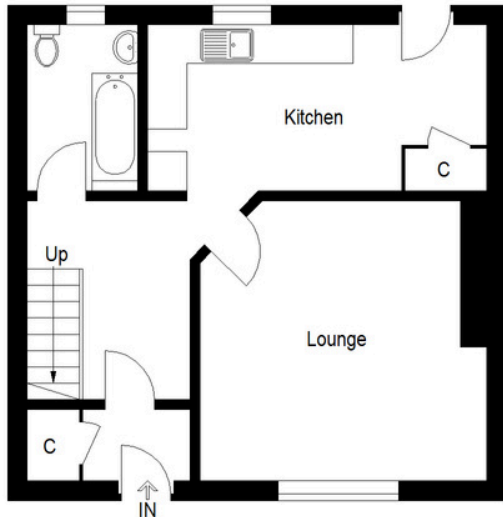
GARDENS:

Enclosed front garden area laid out in stone-chips for easy maintenance and bounded by brick boundary walls (potential for off-street car parking, subject to usual Local Authority planning permissions, etc). Mutual access close leads through to the rear garden.

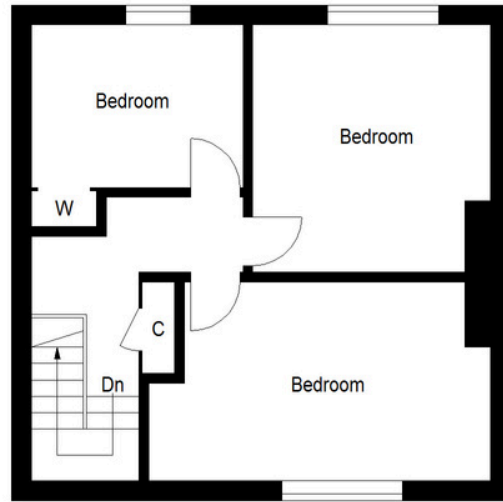
The large, enclosed rear garden is laid out in patio area, lawn area and further to the back there are raised flower beds and a further patio area. Garden Shed included in the sale.



Property Professionals



Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1180351 / Ref:90212)



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.

**Connelly
Yeoman**

tspc

Connect with us

