

# Connelly Yeoman



39 AUTHMITHIE, ARBROATH, DD11 5SQ

SEMI DETACHED COTTAGE



## Key Features

- Set in the picturesque coastal village of Auchmithie
- Electric Storage Heating and Double Glazing.
- Spectacular sea and cliff views



OFFERS OVER

**£170,000**

# Property Description

This charming, traditional SEMI DETACHED COTTAGE, is pleasantly situated in the very picturesque village of Auchmithie which lies in the heart of the beautiful Angus countryside and yet within close proximity to the beach and harbour. The property provides generously proportioned accommodation on two levels and has the benefit of electric storage heating and double glazing. Several of the rooms boast spectacular views and the lounge has a feature inglenook fireplace. There is a small garden area to the rear of the property.

## ACCOMMODATION:

**ENTRANCE HALLWAY, LOUNGE, KITCHEN, SHOWER ROOM AND TWO DOUBLE BEDROOMS**

## ENTRANCE HALLWAY:

Entry is via a door into a welcoming hallway with a wall mounted storage heater and a cupboard which houses the electric fuse box.

## LOUNGE:

Approx. 12' x 23'6". A generously sized lounge with a feature inglenook fireplace incorporating a wood burning stove with wooden mantelpiece. Double aspects windows provide light and a stunning view of the sea.

## KITCHEN:

Approx. 7'7' x 14'4". Fitted with a range of base and wall units with work surfaces incorporating a stainless steel sink with a mixer tap. There is an electric oven and hob, plumb space for a washing machine and space for a fridge freezer. The floor has been tiled and there is a storage heater. A front facing window provides light and ventilation.



**BEDROOM 1:**

Approx. 11'4 x 14'4. A lovely bright double bedroom with a panel heater, and a cupboard with light and access into the eves. There is a rear facing window giving spectacular open view out to the sea.

**BEDROOM 2:**

Approx. 11'2 x 14'8. This room also has stunning views, a panel heater and a cupboard with light and access into the eves for more storage.

**SHOWER ROOM:**

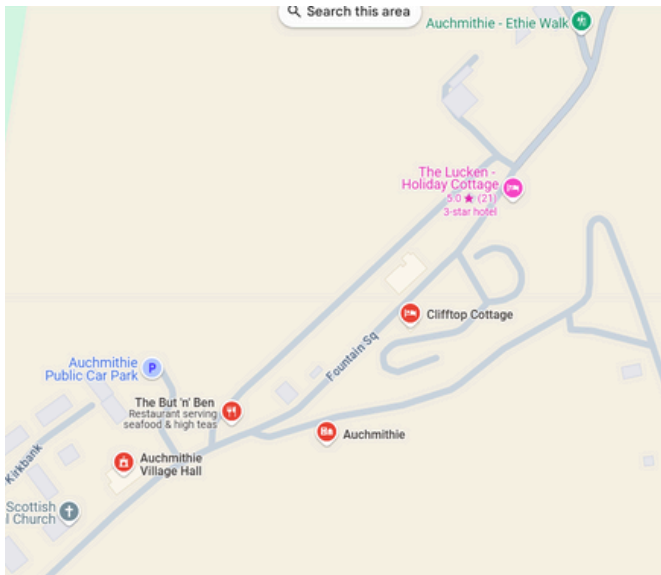
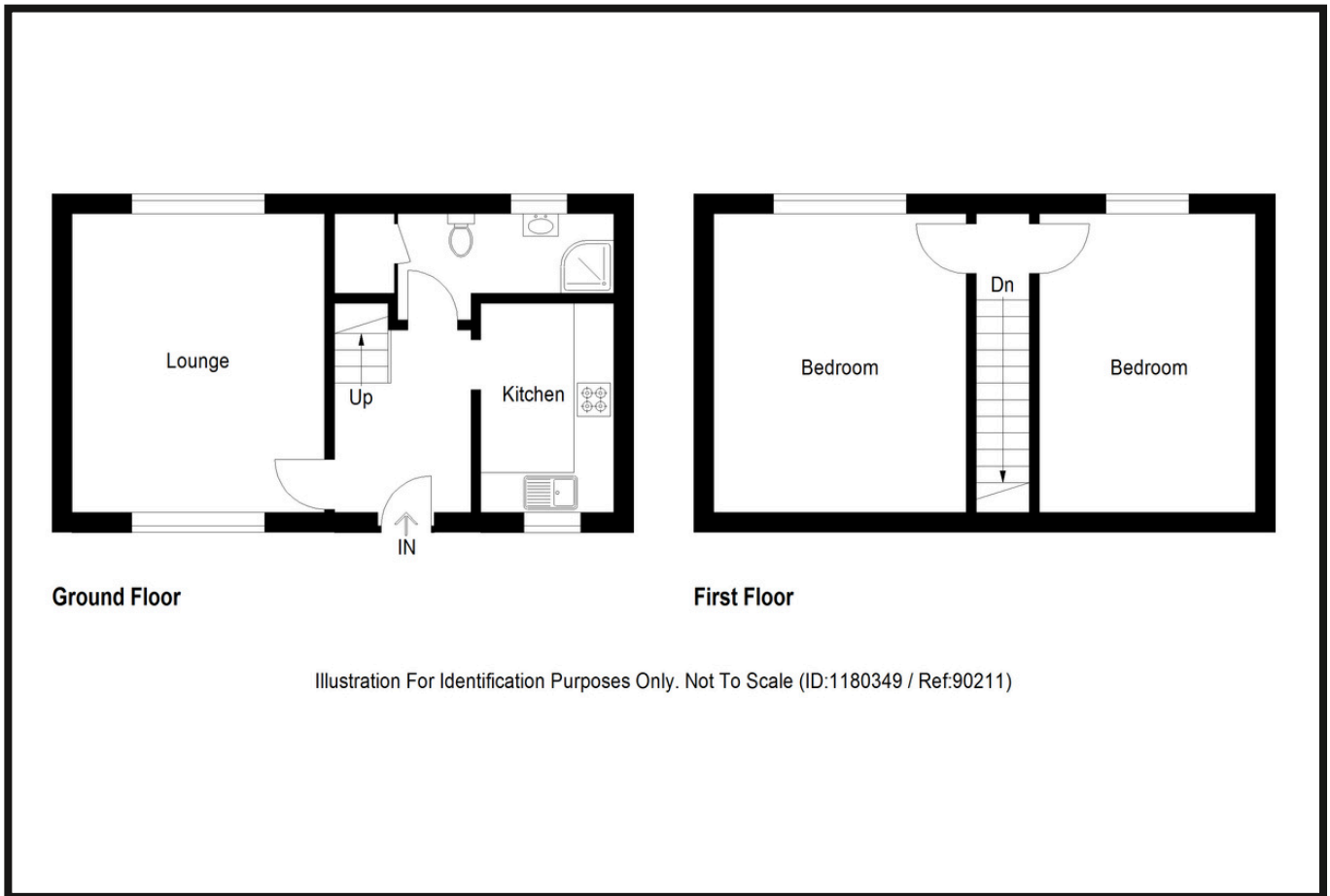
Approx. 11'8 x 8'6. With a wash hand basin and WC and a corner cubicle housing an electric shower with wet wall. There is an electric towel rail, rear facing window and a large walk in storage cupboard housing the water tank.

**GARDEN:**

The property has a small garden with a bench and chip stones.



# 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.

**Connelly  
Yeoman**

**tspc**

Connect with us

