

Connelly Yeoman



**56 GLEBE ROAD
ARBROATH DD11 4HJ**

**END TERRACED
VILLA**



- Modernised and very well maintained End of Terrace Villa and detached Garage
- Located within a popular residential area close to the town centre and amenities
- Electric Air Source Heat Pump (combi boiler), Solar roof panels, Double Glazing
- Large, fully enclosed rear garden, Single Garage, Electric Vehicle Charge Point



OFFERS OVER
£135,000

Property Description

This most impressive, bright and airy, END TERRACED VILLA is ideally situated within a popular residential area close to the town centre and the property provides generously proportioned accommodation over two levels with the addition of a beautiful Conservatory. The property has been very well maintained and upgraded to a very high standard, with the benefit of a modern Air Source Heat Pump (combi boiler connected to the Air Source Heat Pump), Solar Panels providing hot water and Double Glazing. Externally, there is a fully enclosed rear garden, all neatly laid out, and with access to the single Garage. EV Charging Point. (NB There may be the possibility of purchasing another side area of ground, with consent and separate negotiation with Hillcrest Housing Association).

ACCOMMODATION: ENTRANCE HALLWAY, LOUNGE, DINING KITCHEN & UTILITY AREA, CONSERVATORY; UPPER FLOOR:- BATHROOM, MASTER BEDROOM WITH WALK-IN WARDROBE, BEDROOM 2.

ENTRANCE HALLWAY: Enter into the property via a composite entry door with glazed side panel into the Hallway. The Hallway is bright and spacious with a built-in cloaks/storage cupboard (shelf and hanging space) and a further cupboard housing the water pressure tank. A glass and oak wood veneer panel door leads into the Lounge. Staircase to the upper floor.

LOUNGE: Approx. 12'5 x 18'3. The Lounge offers a well proportioned living space, with two side-facing windows allowing for ample natural light, and a feature focal point media wall with built-in displays. Inset ceiling spotlights. Modern CH Radiator. Double opening glass and oak wood veneer doors open into the Conservatory Room. From the Lounge a further glass and oak wood veneer door leads into the Dining Kitchen.

DINING KITCHEN: Approx. 10'7 x 22'. This is another spacious area, with ample space for dining table and chairs. CH Radiator. There is feature wood panelling to the walls and this area then flows into the kitchen area. The Kitchen is fitted with base and wall mounted units, worktop surfaces incorporating a sink with mixer tap (instant hot/boiling water tap). Built-in Electric Oven, Hob with extractor above and integrated Fridge/Freezer and Dishwasher. There is a lovely breakfast bar area. Ceiling spotlights. From here there is also access into the Conservatory. Double doors open through into a great Utility area which has the boiler, plumbing and space for an automatic washing machine and space for tumble dryer. Also with additional storage and shelving.



CONSERVATORY: Approx. 16'6 x 13'8. A lovely addition to the property, which overlooks the rear garden area, presently used as a study but is a bright room enjoying a sunny aspect. CH Radiator. A door leads out into the garden.

UPPER FLOOR: Staircase to the upper hallway, with a side-facing window. There is a built-in storage cupboard and access hatch into the partially floored loft space.

BATHROOM: Approx. 10'8 x 7'6. The bathroom has been upgraded and comprises a vanity unit incorporating the wash-hand basin and WC., providing ample storage. There is a wall mirror with sensor lighting. Window for ventilation. P-shaped bath with an over the bath power shower with hand-held and deluge attachments. Parador lined ceiling with spotlights. Heated towel rail. The finish is with modern wet wall panels.

MASTER BEDROOM 1: Approx. 13'3 x 18'2. A spacious main bedroom with front-facing window. Feature wood panel finish. CH Radiator. Walk-in wardrobe with fitted shelving and hanging space, and lighting. This area measures approx. 10'10 x 5'8.

BEDROOM 2: Approx. 10' x 18'2. Another spacious double bedroom with a front-facing window. CH Radiator. One feature wall with wood panelling. Built-in double wardrobe (shelving and hanging space) with sliding mirror doors.



Property Professionals

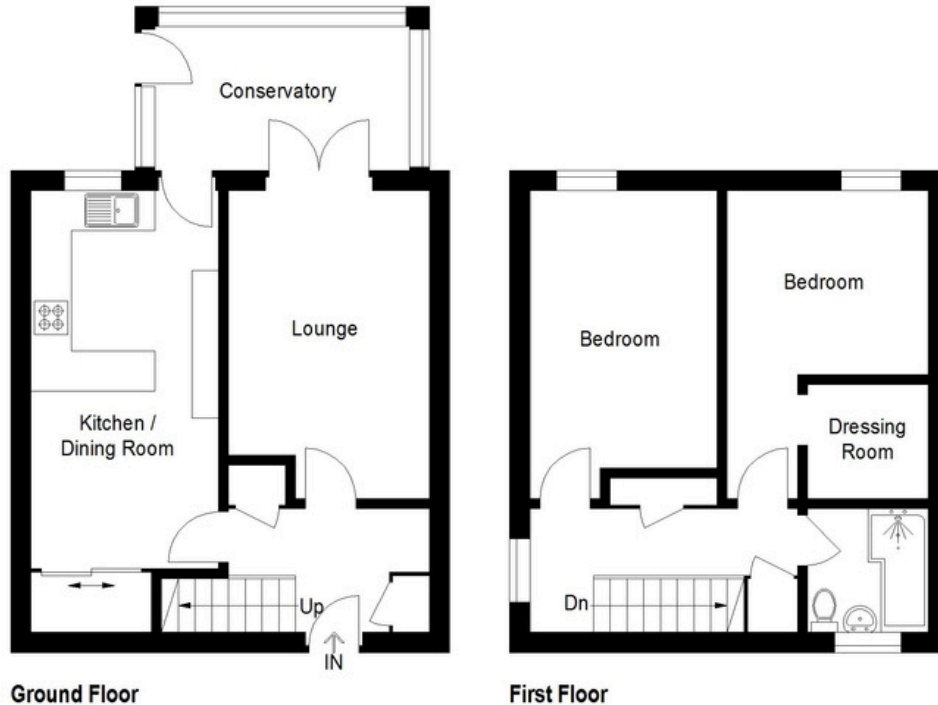


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