

# Connelly Yeoman

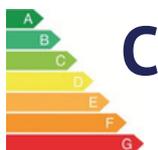


**79 BEECHWOOD ROAD  
ARBROATH DD11 4HU**

**SEMI DETACHED VILLA**



- Set within a very desirable residential area yet within easy reach of central amenities
- An immaculately presented family home offering well proportioned rooms over two levels
- Gas Fired Central Heating (new boiler), quality Double Glazing, decorated in modern neutral colours
  - Driveway offering ample off-street car parking for up to 4 cars, EV Charging Point
  - Enclosed rear garden all neatly laid out



OFFERS OVER  
**£190,000**

# Property Description

This very well presented, modern build SEMI DETACHED VILLA must be viewed to appreciate the bright and stylish accommodation on offer. The property is located within a much sought after residential area on the northern edge of Arbroath, known locally as Kirkton and is within easy reach of local amenities and services including popular primary and secondary schools, local shops and supermarkets, DIY stores, and with the many varied amenities that the town of Arbroath has to offer, and not forgetting the lovely seascape areas of the town's Marina, harbour front and coastal areas. On entering the property into the welcoming hallway, there is a useful wc/cloakroom and located off the hallway is the bright and spacious lounge with feature oak wood veneer doors which lead through into the spacious and well appointed dining kitchen with sliding patio door leading out into the rear garden. The upper floor has a lovely, recently upgraded modern family bathroom and there are three good sized bedrooms. Internal décor, fittings and fixtures are of modern and stylish lines and there is the benefit of gas fired central heating (with a new gas boiler installed by the current owners) and quality replacement double glazing. Externally, the property occupies a good-sized garden plot, with stone-chip driveway to the front affording ample off-street car parking for up to 4 cars and an EV charging point. The fully enclosed rear garden is again neatly laid out and enjoys a sunny aspect. Early viewing of this most attractive and appealing family home is highly recommended to appreciate and avoid disappointment.

**ACCOMMODATION:** ENTRANCE HALLWAY, WC/CLOAKROOM, LOUNGE, DINING KITCHEN  
**UPPER FLOOR:-** FAMILY BATHROOM, 3 BEDROOMS.

**ENTRANCE HALLWAY:** Enter into the property via a double glazed front entrance door into the welcoming Hallway, with wood-effect flooring. CH Radiator.

**WC/TOILET:** Approx. 4'5 x 4'5. Comprising a two piece white bathroom suite, with WC and wash-hand basin. Partial wall tiling, with a feature mosaic tile detail. Opaque glazed front-facing window allows for natural light and ventilation.

**LOUNGE:** Approx. 15'4 x 15'1. A spacious and well proportioned lounge, with a large, front-facing window. This lovely family room has modern, neutral decor and there is ample space for furniture settings. Built-in under-stair storage cupboard. CH Radiator.

**LARGE DINING KITCHEN:** Approx. 18'6 x 9'2. This is a lovely, bright and spacious kitchen with family dining area. The kitchen area is fitted with a good range of modern base and wall mounted units in a walnut wood-effect veneer, and complimentary black worktop surfaces. Stainless steel sink and drainer. Window overlooking the rear garden. Built-in gas hob, electric oven and an extractor above the Hob and a glazed/glass black splashback behind the hob area. Plumbing and space for an automatic washing machine and space for a large fridge/freezer. Tiled effect laminate flooring. Open plan to the dining area, which flows through and allows for ample space for dining table and chairs. CH Radiator. Inset ceiling downlights. At the dining area there is a sliding patio glazed door which leads out into the rear garden. From the dining area there are feature double opening French doors with glazed inset detail, leading through into the Lounge.



**UPPER FLOOR LANDING:** Staircase leading to the upper floor landing area, with access to the family bathroom and three good-sized bedrooms. Built-in storage cupboard. Access hatch with a fitted Ramsay-style loft ladder into the loft space which is partially floored for storage.

**FAMILY BATHROOM:** Approx. 7'4 x 5'3. The bathroom has been upgraded recently and comprises of a three piece white bathroom suite, with a large, deep bath and a shower over the bath with wet wall panel finish at the bath area. Further partial wet wall panel finish at the wash-hand basin and the WC. Built-in vanity storage units in white high gloss finish. There is a lovely display area. High-level window allows for natural light and ventilation. Chrome wall mounted CH towel rail. Laminate tiled effect flooring, white parador ceiling and extractor fan.

**BEDROOM 1:** Approx. 10'9 x 10'2. This room is currently a nursery/child's room, with a rear-facing window. CH Radiator.

**BEDROOM 2:** Approx. 11'5 x 10'5. Spacious double bedroom, with a window overlooking the front of the property making this room lovely and bright. Modern decor. Built-in triple wardrobes with mirror sliding doors. CH Radiator.

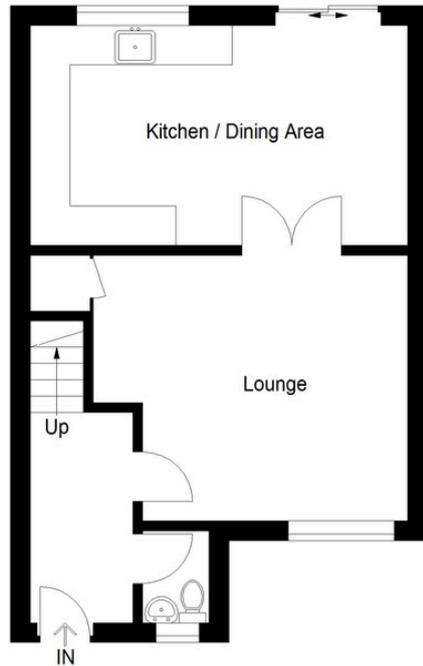
**BEDROOM 3:** Approx. 11'7 x 8'9. Another good-sized bedroom, with a front-facing window allowing ample natural light into the room. CH Radiator.

**EXTERNALLY:** Front garden area laid out in coloured stone-chips offering ample off-street car parking for up to 4 cars. There is also an EV charging point installed. Access gate to the side of the property to the rear garden.

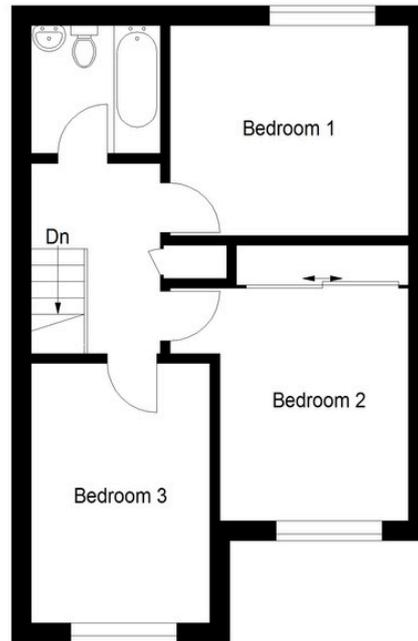
The enclosed rear garden is neatly laid out in lawn and patio area, there is an area to the side with wooden shed and space for bins.



# Property Professionals

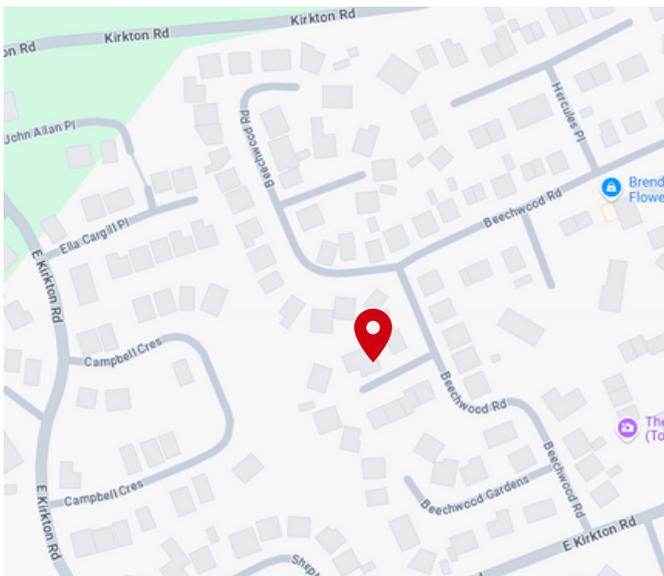


Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1201263 / Ref:90554)



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

