

Connelly Yeoman



**11 PARKVIEW GARDENS
ARBROATH DD11 4JN**

SEMI DETACHED VILLA



- Exceptionally well presented, fully renovated Semi Detached Villa
- Ideally located in a sought after residential area in a small cul-de-sac setting
 - Gas Central Heating and Double Glazing, Conservatory
- Off street car parking and secluded, private rear Garden with Decking area



OFFERS OVER
£190,000

Property Description

Connelly Yeoman Estate Agency are delighted to bring to market this exceptionally well presented and fully renovated SEMI DETACHED VILLA which is ideally located within a small cul-de-sac setting of a much sought after, established residential area close to local schools, Sports Centre and other amenities close-by. The property has been maintained and decorated to an exceptionally high standard, with many beautiful features including a recently installed, well appointed contemporary style Dining Kitchen and Family Bathroom. The property enjoys the benefits of an upgraded Gas Central Heating system, with eye-catching slate grey radiators, Double Glazed Windows and Exterior Door, with a remainder of guarantee available. To the front is a garden laid out in lawn with off-street car parking facilities. A beautifully presented, enclosed and very private rear garden has fencing with lights, a bordered pebbled area, mono-block patio area and raised entertainment decking area. This is a fine example of a modern, contemporary home, which must be viewed to fully appreciate and early viewing is recommended.

ACCOMMODATION COMPRISING: VESTIBULE, LOUNGE, DINING KITCHEN, CONSERVATORY; UPPER FLOOR:- 2 BEDROOMS, SHOWER ROOM.

VESTIBULE: Enter through new double glazed door into the Vestibule which has laminate flooring and coat hooks. An oak veneer door leads into the Lounge.

LOUNGE: Approx. 13' x 12'5". A lovely modern, bright Lounge with fresh, neutral decor and a front-facing window. There is a built-in under-stair storage cupboard. CH Radiator. Feature double doors in oak veneer with glazed insets lead into the Dining Kitchen.

DINING KITCHEN: Approx. 17'7" x 9'8". This is a stunning and exceptionally well appointed Dining Kitchen which is fitted with a good range of contemporary base and wall mounted units in a light grey coloured, high gloss finish, complimented by black "speckled" worktop surfaces and splashback. Integrated Fridge, Freezer, Oven, Microwave, Dishwasher, automatic Washing machine, Induction Hob with large, modern Neff extractor above and a Wine Cooler. There are larder, corner units with pull out carousels. Parador style ceiling with downlights. Ample space for dining table and chairs. A glazed door leads into the Conservatory and there is a full length window to the side. A further window has views into the Conservatory and onto the garden.



CONSERVATORY: Approx. 9'11" x 8'7". A lovely addition to the rear of the property is the Conservatory which has views over the garden and a door leading out.

UPPER FLOOR: Landing with access to the Bedrooms and Shower Room.

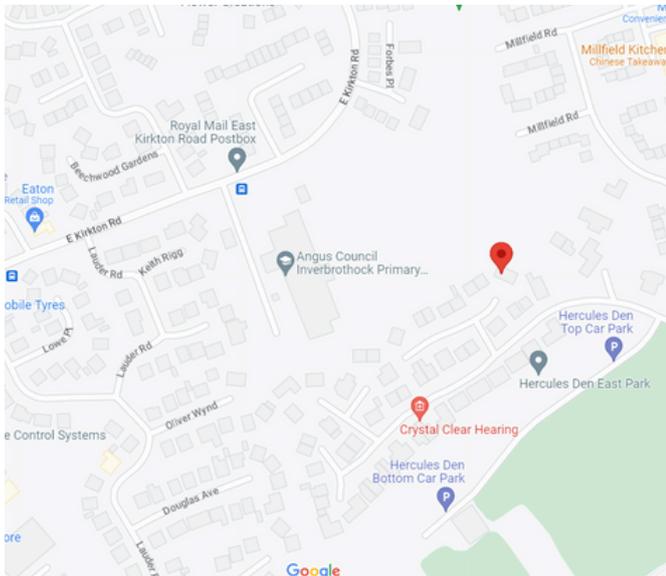
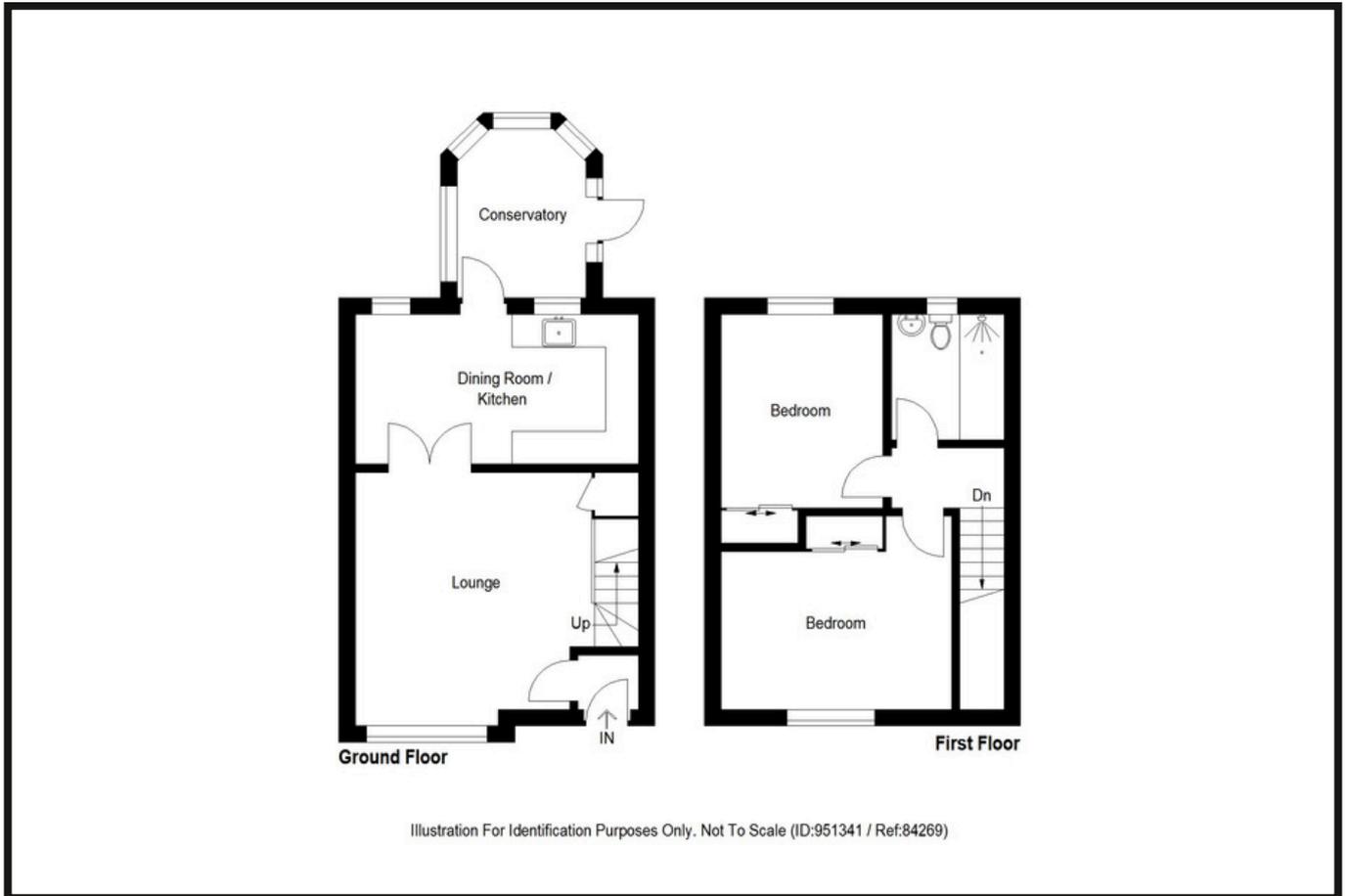
BEDROOM 1: Approx. 13'4" x 10'8". Spacious, double-sized bedroom which has built-in wardrobes with mirrored sliding doors and a window overlooks the front of the property. CH Radiator.

BEDROOM 2: Approx. 10'2" x 9'10". Another double-sized bedroom with a rear-facing window and built in wardrobes with wood sliding doors. CH Radiator.

SHOWER ROOM: Approx. 6'9" x 5'3". A well appointed Shower room fitted with modern wet wall finish throughout, a walk-in shower unit, WC., and wash-hand basin with white high gloss vanity units below. Chrome wall mounted CH towel radiator, Feature touch light wall mirror. Parador style ceiling with downlights. Rear-facing opaque glazed window for natural light and ventilation.



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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