

Connelly Yeoman



**5 DROSTAN TERRACE
ARBROATH, DD11 5AL**

TERRACED VILLA



- **Attractive Terraced Villa located in the popular Hayswell area of the town**
 - **Spacious and well presented accommodation over two levels**
 - **Gas Fired Central Heating and Double Glazing, ample storage**
- **Easily maintained gardens to the front and rear, with double driveway to the front**



**OFFERS OVER
£135,000**

Property Description

This attractive and very well presented TERRACED VILLA is situated in a popular residential area of similar styled properties, within easy reach of most central amenities and services including local shops, the Saltire Sports Centre and both primary and secondary schools are close-by. The property provides well proportioned accommodation over two levels and benefits from Gas fired central heating and Double glazing and comprises of spacious lounge, modern kitchen, utility, 3 bedrooms and bathroom. Outside, there is a driveway to the front of the house providing off-street car parking for 2 cars and an easily maintained stone-chipped area; the enclosed rear garden is neatly laid out with a patio area, lawn, outside water tap and a wooden Shed is included. Early viewing of this affordable family home is recommended to avoid disappointment.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, LOUNGE, KITCHEN, UTILITY ROOM; UPPER FLOOR:- 3 BEDROOMS, BATHROOM.

ENTRANCE HALLWAY: Entry is via a double glazed front door into the hallway with glass panelled door leading into the Lounge; staircase to the upper floor accommodation; and a CH Radiator.

LOUNGE: Approx. 12'10 x 19'8. A well proportioned lounge with both front and rear facing windows, ample power sockets, and a radiator. Door through into the Kitchen.

KITCHEN: Approx. 11'7 x 10'10. Fitted with modern base and wall units, worktop surfaces incorporating a stainless steel sink with mixer tap and under unit worktop lighting; Built-in Electric Oven, Hob with extractor hood above; integrated Fridge and Freezer included in sale; and further space for under-counter appliance; a CH Radiator; External door out to the rear garden. Access into the Utility Room.

UTILITY ROOM: Approx. 5'9 x 8'7. Fitted with base and wall units, plumbing and space for automatic washing machine and space for a tumble dryer; Gas central heating boiler; and a CH Radiator; large under-stair storage cupboard and external door out into the driveway to the front.



UPPER FLOOR LANDING landing area with access to the Bedrooms and Bathroom; access hatch leading into the loft space.

BEDROOM 1: Approx. 10'9 x 11'5. A good sized bedroom with front facing window, double shelved and hanging wardrobe with sliding mirrored doors, and a CH Radiator.

BEDROOM 2: Approx. 11'2 x 8'5. Another good sized bedroom with rear facing window, double shelved and hanging wardrobe with sliding mirrored doors, and a CH Radiator.

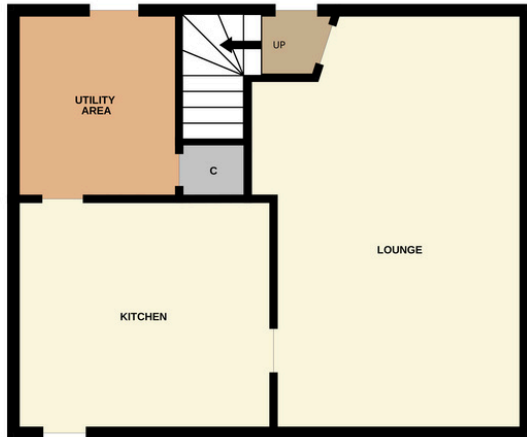
BEDROOM 3: Approx. 5'10 x 11'7. Bedroom with front facing window, built-in shelved and hanging wardrobe with sliding mirrored doors; shelved alcove and a CH Radiator.

BATHROOM: Approx. 8'8 x 8'. Comprising WC and wash hand basin, P-shaped bath with over the bath electric shower, modern wet wall panelling at the bath and wash hand basin area; vinyl flooring and a heated towel rail; rear facing window.



Property Professionals

GROUND FLOOR
44.7 sq.m. approx.



1ST FLOOR
44.7 sq.m. approx.



TOTAL FLOOR AREA : 89.4 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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