

Connelly Yeoman



**167 BRECHIN ROAD
ARBROATH DD11 4AH**

TERRACED VILLA



- **Attractive and well presented Terraced Villa**
- **Located in a popular residential area close to local schools and shops**
 - **Electric Storage Heating and Double Glazing, ample storage**
- **Enclosed, easily maintained gardens to the front and rear of the property**



OFFERS OVER
£100,000

Property Description

This attractive, bright and airy, TERRACED VILLA is located in a row of similar terraced villa properties, ideally situated within a popular residential area close to local shops and schools, and within easy reach of the varied amenities and services which Arbroath has to offer. The property offers well proportioned accommodation over two levels and there are the benefits of Electric Heating and Double Glazing. The accommodation comprises of a welcoming Hallway, bright Lounge, spacious Kitchen and on the upper floor there are two good-sized Bedrooms, a useful Boxroom (with a window) and a Shower Room. Externally, there is an enclosed front garden area laid out paving slabs for ease of maintenance. The enclosed rear garden is again laid out for ease of maintenance, with paving slabs, and there is a useful brick-built storage Shed. Overall, this property will suit a variety of buyers and viewing is not to be missed.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, LOUNGE, KITCHEN; UPPER FLOOR:- 2 BEDROOMS, BEDROOM, BOXROOM, SHOWER ROOM.

ENTRANCE HALLWAY: Enter into the front of the property via a double glazed entrance door into the Hallway, where there is the staircase leading to the upper floor, an under-stair storage cupboard and there are glazed internal windows which look into the Lounge.

LOUNGE: Approx. 11'8 x 12'. Sliding glass door into the Lounge, which is front-facing with a window overlooking the front garden area. Built-in Fyfestone fireplace with wooden display plinths and incorporating an Electric Fire. Electric storage heater. A glass panelled door leads off the Lounge into the Kitchen.

KITCHEN: Approx. 18' x 9'5. The Kitchen is fitted with base and wall mounted units, worktop surfaces and a stainless steel sink with mixer tap. **Electric Cooker in situ (NO WARRANTIES GIVEN THEREON).** Space and plumbing for an automatic washing machine. **Built-in Dishwasher (NO WARRANTIES GIVEN).** There is a rear-facing window overlooking the rear garden.

UPPER FLOOR: Wooden staircase leading to the upper floor landing, with access to the Bedrooms and Bathroom. Access hatch into the loft space.



BEDROOM 1: Approx. 11'5 x 10'. A bright and spacious Bedroom, with a front-facing window. Built-in triple wardrobes, with shelving and hanging space, and sliding mirror doors. Electric panel heater.

BEDROOM 2: Approx. 11'4 x 9'10. Another spacious Bedroom, with a rear-facing window. Built-in shelved storage cupboard, housing the water tank. Electric panel heater.

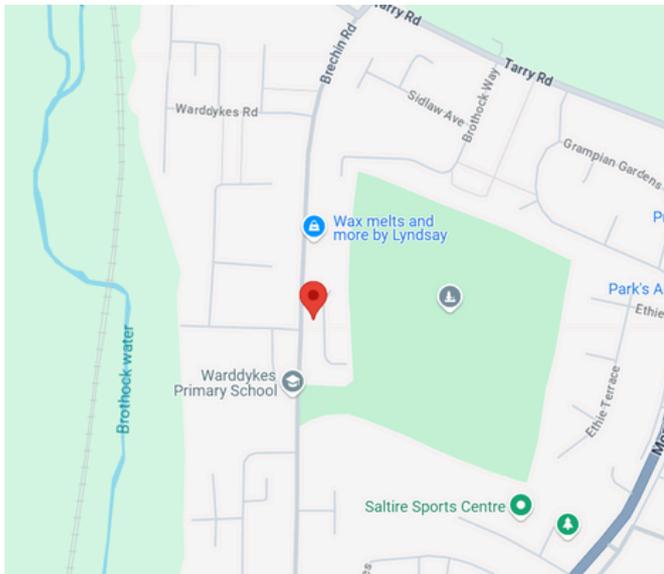
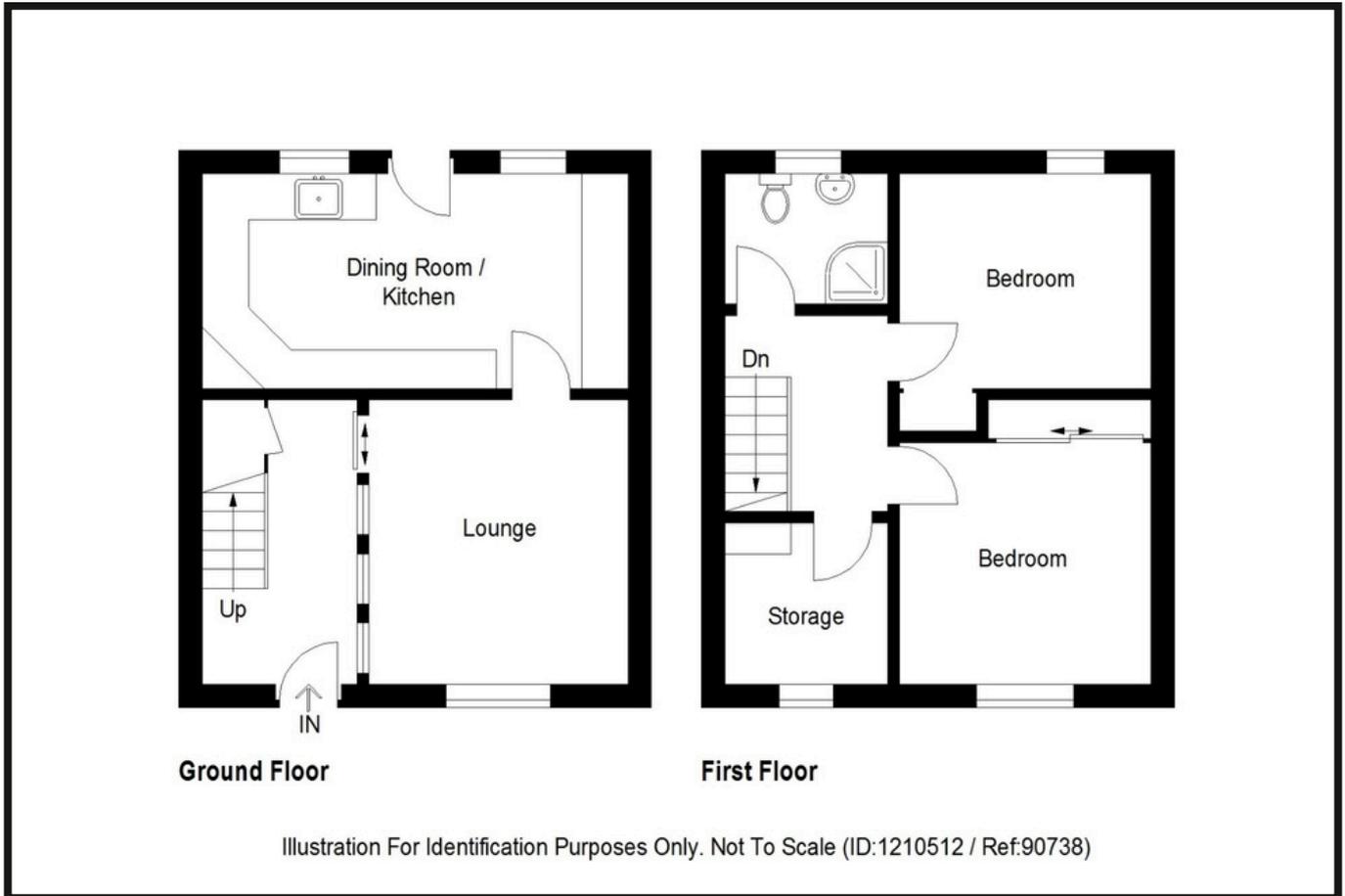
BOXROOM: Approx. 6'5 x 6'10. A bright, front-facing room, ideal as a small study room.

SHOWER ROOM: Approx. 6'4 x 5'9. Comprising a vanity unit incorporating the wash-hand basin and the WC., shower cubicle housing an Electric shower. Tiled at the shower cubicle. Wood lined ceiling with extractor fan. Dimplex wall fan heater. Rear-facing opaque glazed window.

GARDENS: Entering into the property off the main road, there is an enclosed front garden area, all laid out for ease of maintenance with paving slabs. The enclosed rear garden is again laid out for ease of maintenance, with paved slabs and there is a useful brick-built storage Shed.



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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