

# Connelly Yeoman



126 BRECHIN ROAD, ARBROATH, DD11 1TA

TERRACED VILLA



- Spacious terraced villa
- Within a popular residential area close to the town centre
  - Gas Central Heating and Double Glazing
  - Private front and rear gardens with outhouse



OFFERS OVER  
**£90,000**

# Property Description

This TERRACED VILLA is ideally situated and has a variety of shops and schools at primary and secondary level close by. The property has gas central heating, double glazing and ample storage and comprises of a bright spacious open plan lounge/dining room/kitchen, 2 bedrooms, an adaptable smaller room which could be used as a dressing room, study or play room and a shower room. Outside are easily maintained private front and back gardens, a stone built outhouse and a shared access path from the rear to the front.

**ACCOMMODATION:**  
**OPEN PLAN LOUNGE/DINING AREA/KITCHEN, 2 BEDROOMS, DRESSING ROOM OR STUDY AND A SHOWER ROOM**

## **ENTRANCE/HALLWAY:**

Enter through a double glazed door into the hallway with stairs leading to the upper level and 2 large storage cupboards.

## **LOUNGE:**

Approx. 22'5 x 11'2. A large front facing L shaped lounge which has an electric fire inset into a Fyfe stone fireplace with TV unit built in. Open plan through to the dining area and into the kitchen. A further window overlooks the rear garden from the dining area.

## **KITCHEN:**

Approx. 9'7 x 8'6. Another good size room with dark wood units and laminate flooring. There is space for a fridge/freezer, electric hob with oven below, stainless steel sink and drainer and plumbed for an automatic washing machine. A window overlooks the rear and a double glazed door leads into the garden.



**BEDROOM 1:**

Approx. 11' x 10'. Overlooking the rear with a built in cupboard.

**BEDROOM 2:**

Approx. 11'1 x 9'9. Overlooking the front with 2 built in cupboards.

**DRESSING ROOM/OFFICE/PLAYROOM:**

Approx. 6'2 x 3'8. An adaptable space which has a large window.

**SHOWER ROOM:**

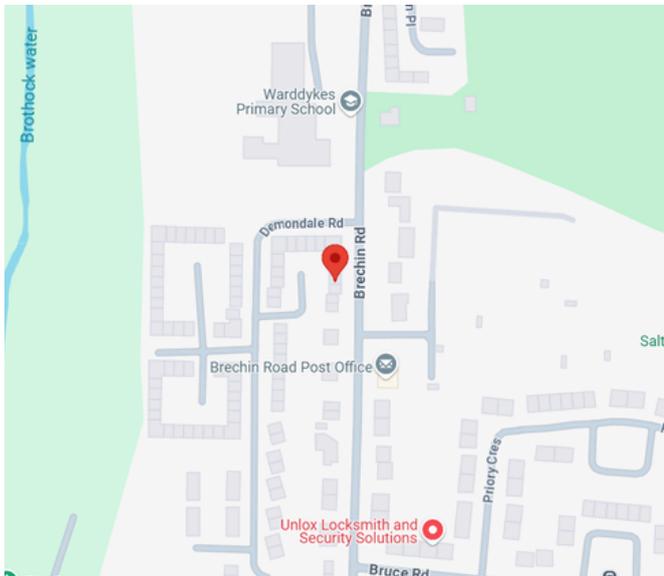
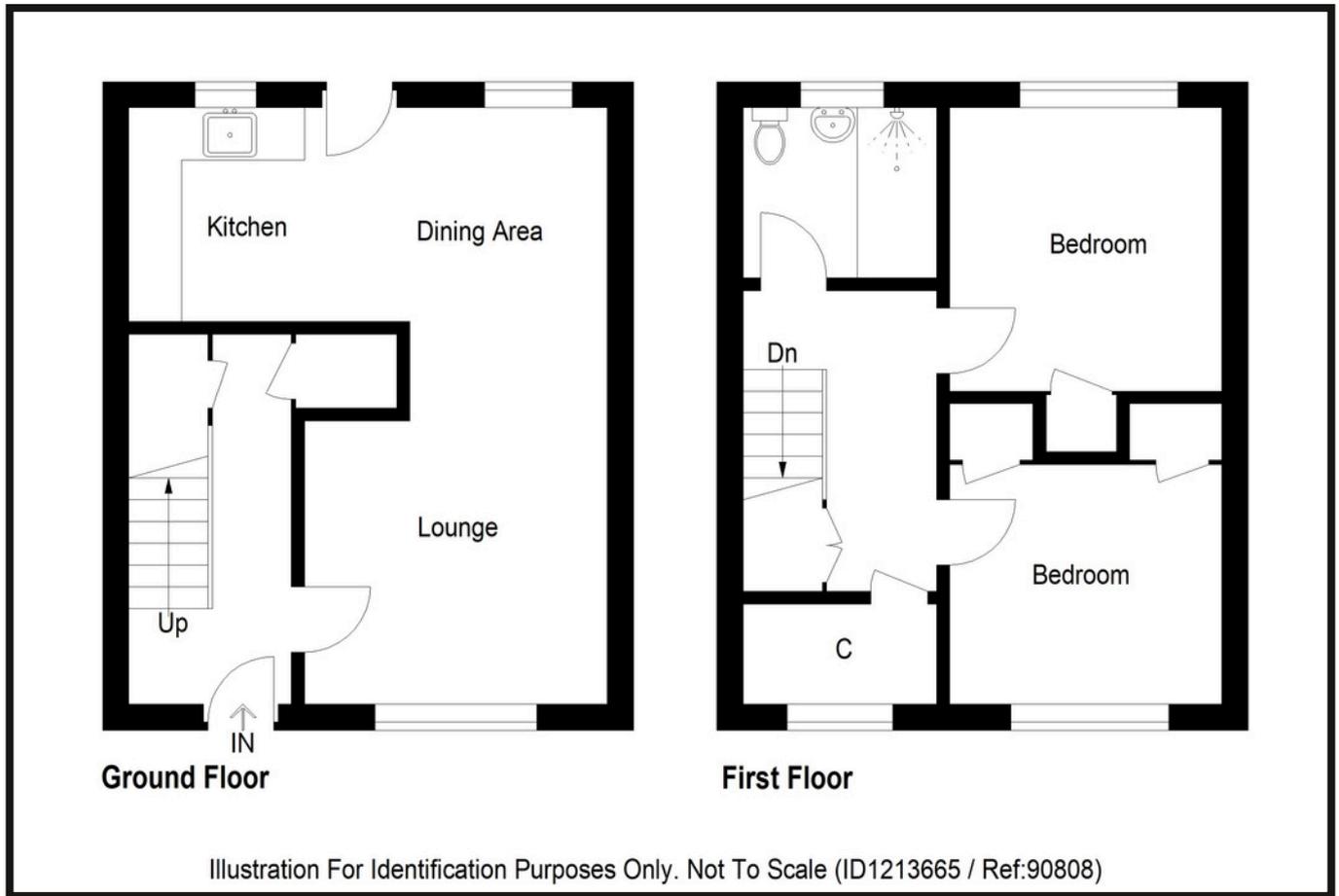
Approx. 6'5 x 5'8. With a large window letting in natural light and ventilation, finished in Wet Wall to the shower area which has been adapted for mobility. 2- piece white suite with wood panelling up to dado height.

**GARDEN:**

Front garden with path leading to the front door. The private rear garden has a patio area and lawned area with stone chips and a brick built outhouse. A shared access pathway leading out to the front.



# Property Professionals



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