

Connelly Yeoman



**15 GRAMPIAN GARDENS
ARBROATH DD11 4AE**

**SEMI DETACHED
DWELLINGHOUSE**



- Ideally located in a small cul-de-sac of a very desirable location close to amenities
 - An extended 3 Bedroom Semi Detached Dwellinghouse
 - Gas Fired Central Heating, Double Glazing, ample storage
- Driveway leading to the Tandem Garage, Easily maintained gardens to the front and rear



OFFERS OVER
£195,000

Property Description

This attractive and well presented SEMI DETACHED DWELLINGHOUSE (Chalet-style one and a half storey property) is ideally located in a small cul-de-sac of a very popular and sought after area of the town, within easy reach of most central amenities and services, including local shops, a great selection of national supermarkets, local High Street shopping, Angus College campus, Keptie Pond and of course the splendid marina, harbour and seascape areas of Arbroath. The property, which has been extended over the years, offers deceptively spacious accommodation over two floors and benefits from Gas fired central heating and Double glazing. Externally, to the front of the property is a driveway for off-street car parking and this leads to the long tandem-style Garage, with the front garden laid to lawn, enclosed by a low level boundary wall and double gate access into the driveway. The rear garden is laid out with paving slabs, allowing for easy maintenance, and there is a composite decking area, all fenced enclosed. Overall, this property represents a great buy for a growing family and viewing is recommended.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, SHOWER ROOM, LOUNGE & DINING AREA, DINING KITCHEN; **UPPER FLOOR:-** SHOWER ROOM, 3 DOUBLE BEDROOMS.

ENTRANCE HALLWAY: Enter into the front of the property via the double glazed front entrance door. In the Hallway, which is fully carpeted, and the carpeted staircase leading to the upper floor accommodation. CH Radiator. Built-in understair storage cupboard (housing the electric meter and fuse box) with coat hooks. Access into the Shower Room. Access into the Lounge.

SHOWER ROOM: Approx. 4'1 x 8'7. Comprising a two piece white suite with a separate shower enclosure housing a mains power shower. Wet wall panel finish at the suite and shower areas. Tiled floor. Chrome heated towel rail.

LOUNGE & DINING AREA: Approx. 11'7 x 25'6. Enter into the Lounge via a glass panel door. The Lounge area has a large, front-facing window overlooking the front garden, fitted carpeting and offers ample space for furniture settings. Tasteful decor. CH Radiators. Double doors at the Dining Area lead off into the Kitchen.

DINING KITCHEN: Approx. 19' (at longest point) x 17'7 (at widest). The Kitchen is L-shaped and is fitted with a good range of base, wall and full height storage units/cupboards, co-ordinating work surfaces, stainless steel sink with mixer tap. **Kitchen appliances to included:- Electric Oven, integrated Microwave, 4 burner Gas Hob with extractor hood above.** Plumbing and space for a dishwasher, automatic washing machine and tumble dryer. Space for an American-style Fridge/Freezer. Breakfast bar area allows for casual/everyday dining. Two Velux roof windows and a further rear-facing window allow for ample natural light into this space. Ample space for dining table and chairs. CH Radiator. Feature Patio doors lead out into the rear garden. Access door leads back through into the Hallway.

UPPER HALLWAY: Staircase to the upper floor landing area with a small side-facing window. Built-in shelved linen cupboard. Ceiling hatch access into the loft space (partially floored for storage purposes). Access to the Shower Room and Bedrooms.



SHOWER ROOM: Approx. 8'1 x 8'5. Comprising a two piece bathroom suite and a separate walk-in shower enclosure housing a mains power shower. Wet wall panel finish on the walls. Ample built-in storage cupboard. Wall mounted bathroom cabinet. Chrome heated towel rail. Opaque glazed window.

BEDROOM 3: Approx. 8'3 x 10'3. A double sized Bedroom, with a rear-facing dormer window. Built-in wardrobe with sliding doors. Fitted carpeting and neutral decor. CH Radiator.

BEDROOM 2: Approx. 19' x 9'7. Another good sized Bedroom, with a rear-facing dormer window. Built-in double wardrobe with sliding mirror front doors. Fitted carpeting and neutral decor. CH Radiator.

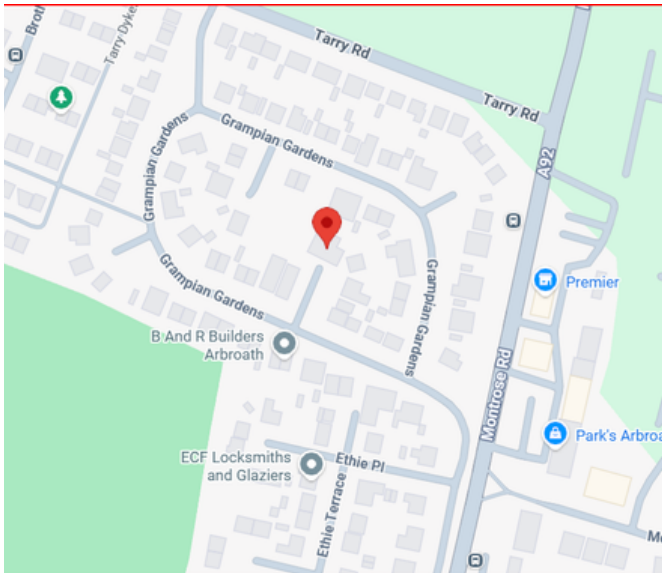
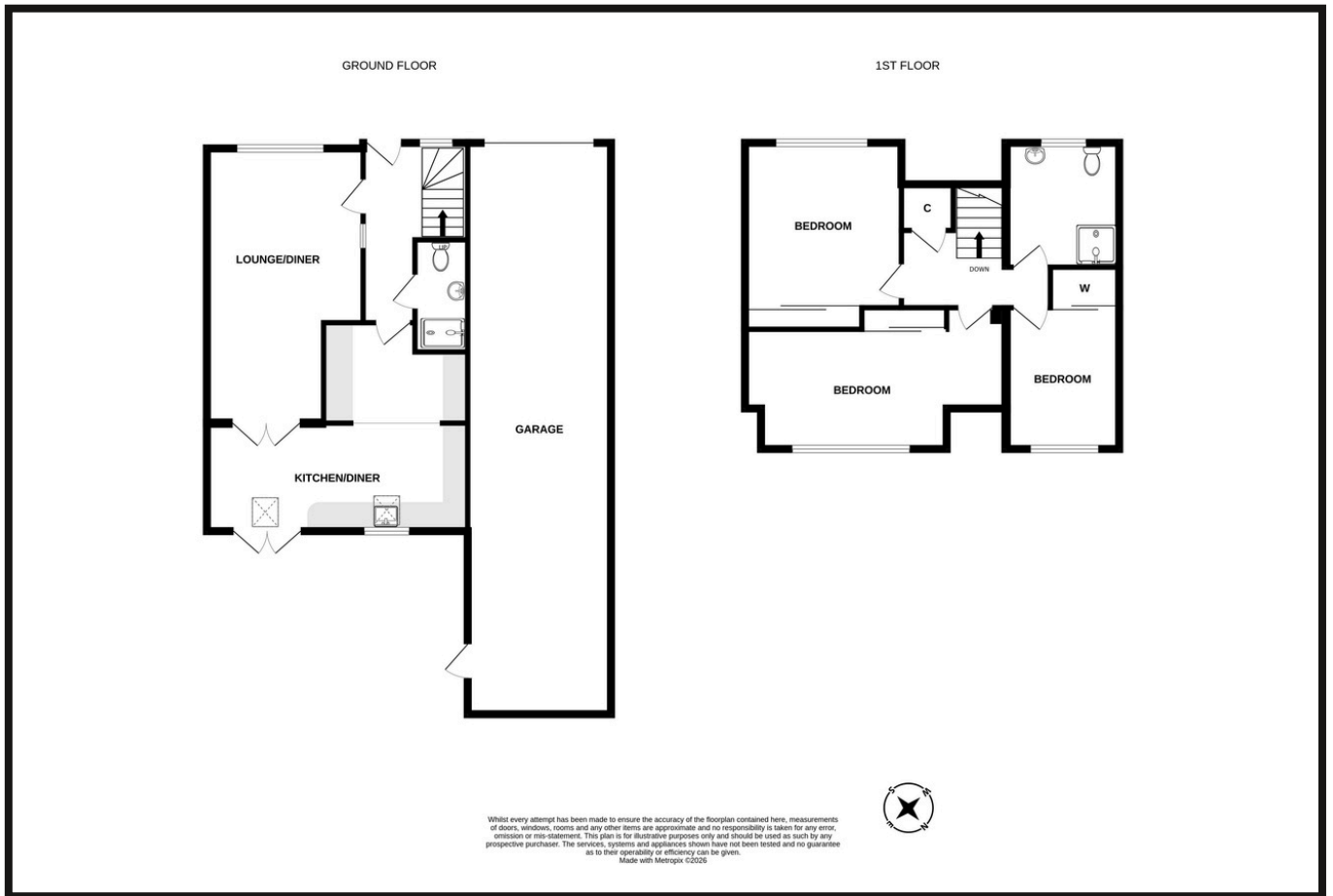
BEDROOM 1: Approx. 11'7 x 11'8. Double Bedroom, with a large front-facing dormer window. Built-in wall to wall wardrobe storage, with sliding mirror front doors. Wood-effect flooring. CH Radiator.

GARDENS: To the front of the property is a tarmac drive-in for off-street car parking and this leads to the long tandem-style Garage, with the front garden laid to lawn, with a low level boundary wall and double gate access into the driveway. The rear garden is laid out with paving slabs, allowing for easy maintenance, and there is a composite decking area, all fenced enclosed. Side door access into the Garage.

TANDEM GARAGE: Approx. 53'1 x 8'10 with an up and over front door, power and light. Side entry door from the rear garden.



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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