

Connelly Yeoman



**8 ELM HILL
ARBROATH DD11 4ES**

**MID TERRACED
VILLA**



- Spacious and well presented 3 Bedroom Mid Terraced Villa
- Ideally located in a popular residential area close to the town centre amenities
- Gas Fired Central Heating and Double Glazing, ample storage
- Private Gardens to the front and rear & Single Garage



OFFERS OVER
£125,000

Property Description

This attractive, bright and airy three Bedroom MID TERRACED VILLA is ideally situated within a very popular residential area close to the town centre and with most amenities close-by. The property provides well proportioned accommodation over two levels, with three Bedrooms on the upper floor, is presented with fresh neutral decor throughout and new fitted carpeting, and enjoys the benefit of Gas fired central heating and Double glazing. Outside, there are gardens to the front and rear of the property, with the front garden laid to a large lawn area surrounded by and bordered with bushes, shrubs. There is a single garage with the property. There are steps up to the front entrance door. The rear garden is laid out for ease of maintenance, with a paved patio area and another area laid out in shrubs and bushes (with forest bark). Overall, the property represents an ideal First Time Buy, or perhaps a downsize property, and viewing is recommended.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, OPEN PLAN LOUNGE & DINING AREA, KITCHEN; UPPER FLOOR:- BATHROOM, 3 BEDROOMS.

ENTRANCE HALLWAY: Small set of steps up to the main double glazed front entrance door, with a glazed side panel. Laminate wood flooring in the Hallway, fresh decor and a CH Radiator. Large built-in cupboard (housing the gas central heating boiler) with coat hooks and a light. Staircase leading to the upper floor, with white wood balustrade rail. Understair storage cupboard, with a light.

OPEN PLAN LOUNGE & DINING: Approx. 22'7 x 10'7. The laminate flooring continues through from the Hallway into the Lounge and Dining area, where there are dual aspect windows (front and rear) making for a lovely bright and airy living and dining space. Two CH Radiators.

KITCHEN: Approx. 10'8 x 8'7. The Kitchen is a good size, fitted with base and wall mounted units, cream with wood trim, work surfaces and a stainless steel sinktop. Wood lined walls. Built-in Gas Hob with extractor above and Electric Oven below. Plumbing and space for an automatic washing machine. Ceiling downlights. Rear-facing window and an external double glazed door leads out into the rear garden.



UPPER FLOOR LANDING: Staircase with fitted carpeting leads to the upper floor landing area, with access to the Bedrooms and Bathroom. Ceiling hatch access into the loft space.

BATHROOM: Approx. 6'2 x 6'1. A sliding door into the Bathroom, which comprises of a three piece white bathroom suite, with the wash-hand basin set in a vanity unit and with a shower over the bath and glazed shower screen. Tiled-effect wallpaper on one wall. Wall tiling at the bath and shower area. Large rear-facing opaque window for light and ventilation. Chrome wall mounted towel CH Radiator. Wall mounted mirror.

BEDROOM 1: Approx. 10'4 (at longest) x 9'7. A bright double Bedroom, with large, rear-facing windows along the full length of the wall. Two built-in storage cupboards, one with hanging rail. Fresh neutral decor and new fitted carpeting. CH Radiator.

BEDROOM 2: Approx. 12' x 10'3 (at widest). Another double size Bedroom, with large front-facing windows along one wall. Fresh neutral decor and new fitted carpeting. CH Radiator.

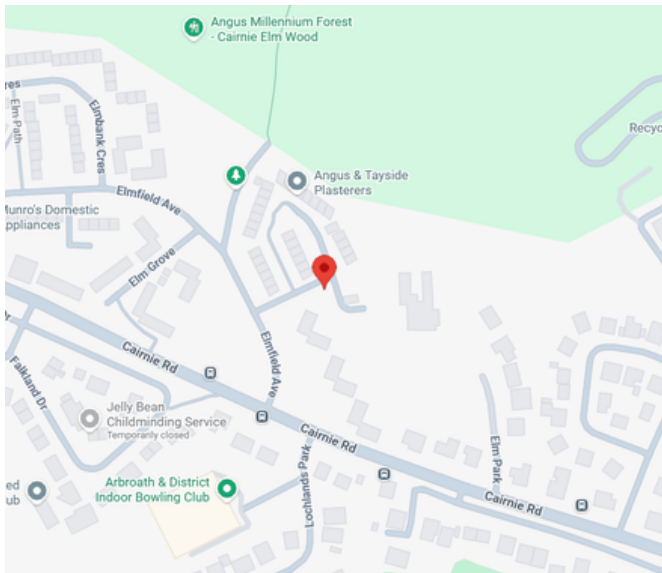
BEDROOM 3: Approx. 8'8 x 5'10. A smaller Bedroom, with a front-facing window, built-in wardrobe storage with sliding mirror doors and further high-level storage with louvre door. Fresh neutral decor and new fitted carpeting. CH Radiator.

GARDENS: There is a lovely enclosed front garden area, mostly laid to lawn with borders of shrubs and bushes.

The private rear garden is laid to a patio area and steps up to an area of shrubs and bushes, with forest bark, ideal for bin storage.



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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Connect with us



ARBROATH OFFICE: 78 HIGH STREET, DD11 1HL, DX530458, FAX: 01241 434100
CARNOSTIE OFFICE: 31 HIGH STREET, DD7 6AG, FAX: 01241 859347
MONIFIETH OFFICE: UNIT 13, MONIFIETH SHOPPING CENTRE, 1 REFORM STREET, MONIFIETH, DD5 4BA