

Connelly Yeoman



43 BEECHWOOD ROAD, ARBROATH, DD11 4HS

END TERRACE VILLA



- Spacious end terraced villa
- Within a popular residential area close to the town centre
 - Gas Central Heating and Double Glazing
- Single detached garage with long driveway and summerhouse



OFFERS OVER
£160,000

Property Description

This attractive two bedroom END TERRACED VILLA enjoys a generous corner plot within a popular residential area of Arbroath, offering comfortable and well-proportioned living space suited to a range of purchasers and generous outdoor space with a private driveway leading to a single garage. Beechwood Road is situated within a well-established district on the outskirts of Arbroath. the location offers convenient access to a wide range of local amenities and services. Early viewing is highly recommended in order to fully appreciate the space, potential and location this property has to offer.

ACCOMMODATION:

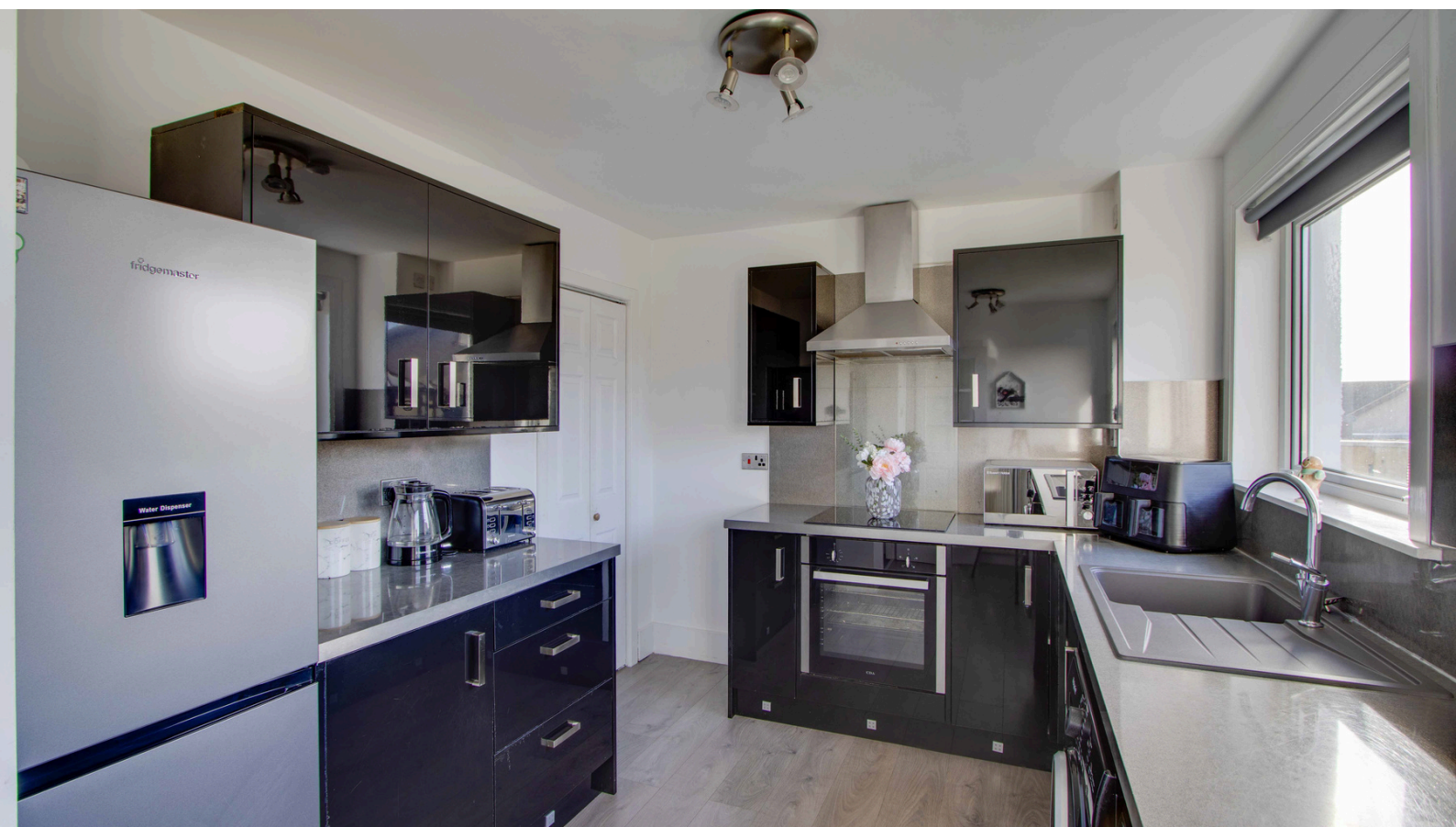
ENTRANCE HALLWAY, LOUNGE, KITCHEN, TWO BEDROOMS AND SHOWER ROOM.

ENTRANCE HALLWAY:

A door to the side of the property leads into a welcoming hallway with wood effect flooring and a carpeted staircase leading to the upper floor accommodation.

LOUNGE: Approx. 14'3 x 10'4. The lounge benefits from a media wall with electric fire providing a focal point. A large picture window overlooking the front garden allows light to flood the room which as carpeting to the floor and has been neutrally decorated.

KITCHEN: Approx. 14'3 x 8'8. Fitted with a range of high gloss base and wall units with coordinating work surfaces incorporating a composite sink with mixer tap. Integrated appliances include an electric oven with four burner electric hob with extractor above, plumb space for an automatic washing machine, a slim line dishwasher and space for a full height fridge freezer. There is a breakfast bar for casual dining and wood effect flooring. A large understairs cupboard provides storage for household items.



BEDROOM 1: Approx. 12'7 x 10'4. Overlooking the front of the property this good sized double bedroom has feature panelling and a built in wardrobe with sliding mirrored doors.

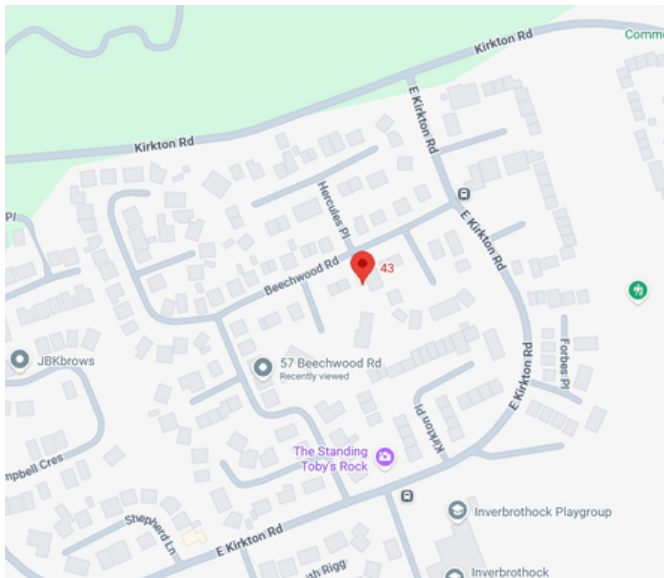
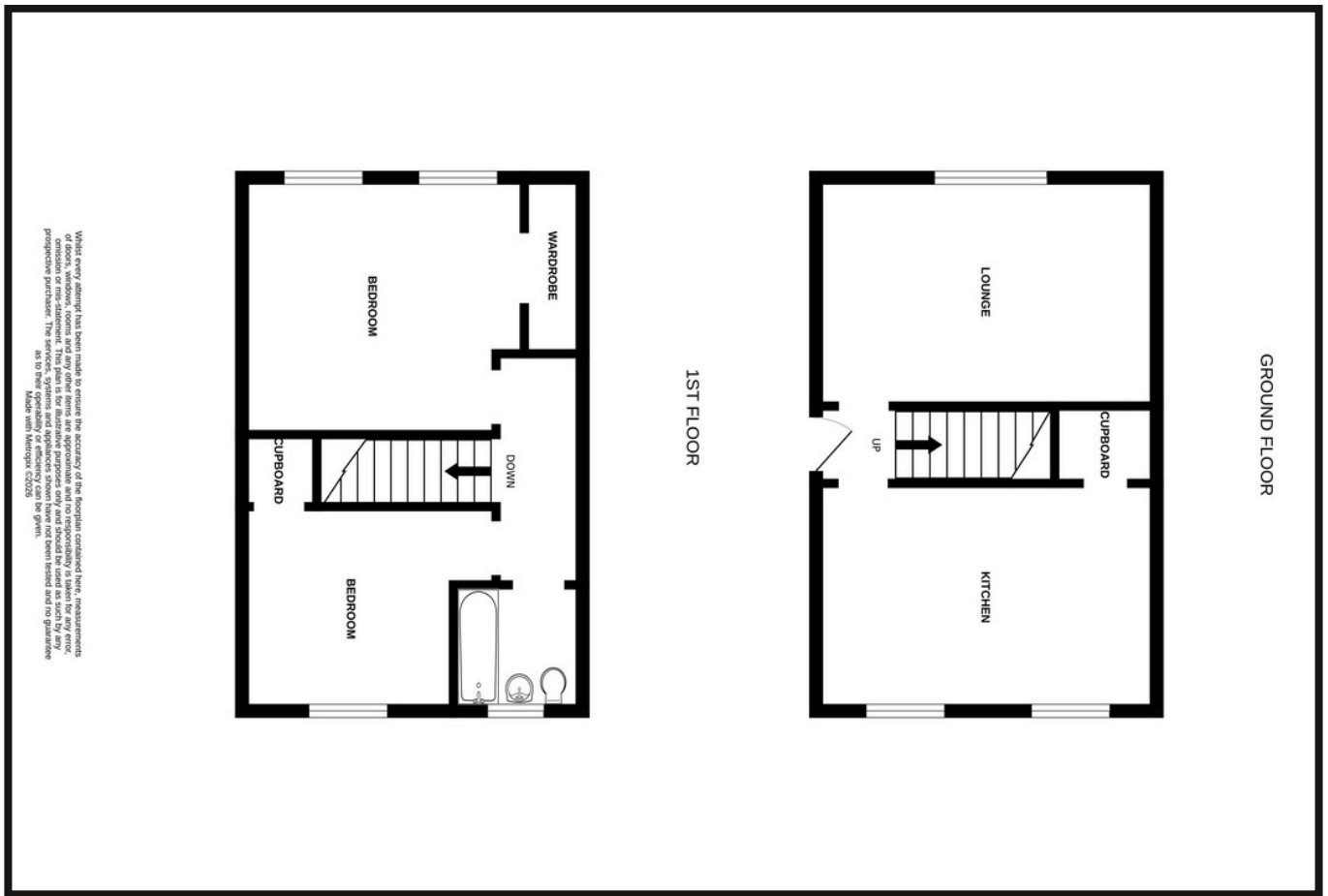
BEDROOM 2: Approx. 8'8 x 10'11. With neutral décor and carpeting to the floor this rear facing room has built in wardrobes with sliding mirrored doors.

SHOWER ROOM: Approx. 6'3 x 5'5. Fitted with a two piece white suite comprising of a wash hand basin and WC set in a vanity unit with storage below. There is a separate shower enclosure housing a mains power shower which is wet wall lined, a heated towel rail and an opaque window providing natural ventilation and light.

OUTSIDE: To the front of the property there is a long driveway with parking for several cars leading to a single garage with up and over door, power and light. The enclosed rear garden has been mainly laid to lawn has a summer house/bar which has a window and patio doors, a paved patio area for outdoor furnishing and a garden 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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