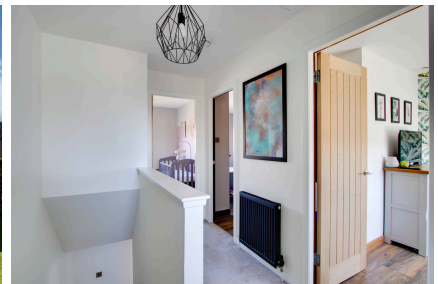
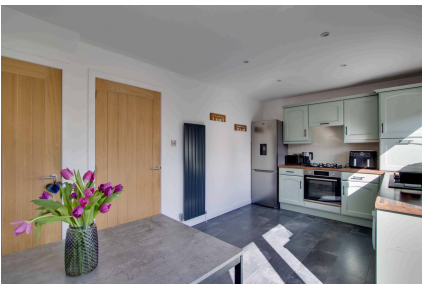


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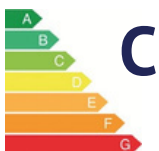


23 CAMPBELL CRESCENT, ARBROATH, DD11 4JP

SEMI DETACHED VILLA



- Modern three bedroom semi detached home in a sought-after residential location
 - Gas central heating and double glazing
- Private garden space, perfect for outdoor enjoyment
 - Off street parking for multiple vehicles



OFFERS OVER
£185,000

Property Description

Situated within a popular and well-established residential area of Arbroath, 23 Campbell Crescent presents an excellent opportunity to acquire a modern three-bedroom SEMI DETACHED VILLA, ideally suited to a range of buyers including families, first time purchasers and those seeking a well-connected yet peaceful setting. The surrounding area offers a pleasant suburban environment with a strong sense of community, while still being within easy reach of Arbroath town centre. A variety of local amenities are close at hand, including well-regarded primary and secondary schools, convenience shops, supermarkets, and healthcare facilities. Excellent transport links are also available, with regular bus services and nearby road connections providing straightforward access to Dundee and the wider Angus region. For leisure, residents can enjoy scenic coastal walks, parks and recreational facilities, all contributing to the area's appeal. Internally, the property is presented in modern condition, offering comfortable and well-proportioned accommodation. The layout has been designed with contemporary living in mind, providing both practicality and style. In summary, 23 Campbell Crescent combines modern living with a convenient location, making it an attractive proposition for a wide range of buyers. Early viewing is highly recommended to fully appreciate the quality of accommodation on offer and the lifestyle benefits this property provides. Given its desirable features and setting, this home is expected to generate strong interest, and prospective purchasers are encouraged to arrange a viewing at the earliest opportunity.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, WC, LOUNGE, DINING KITCHEN, FAMILY BATHROOM, THREE BEDROOMS.

ENTRANCE HALLWAY: Entry into a welcoming hallway with a storage cupboard housing the electrics.

WC: Approx. 6' x 2'11. Fitted with a two piece white suite with wood effect vinyl flooring, wall tiling and a front facing opaque window.

LOUNGE: Approx. 12'9 x 15'6. A good sized lounge with grey wood effect flooring and a window overlooking the front garden providing lots of natural light. A carpeted staircase leads from here to the upper floor accommodation.

DINING KITCHEN: Approx. 15'11 x 9'10. Fitted with a range of base and wall units with coordinating work surfaces incorporating a composite sink with a mixer tap and a window above overlooking the rear garden. Integrated appliances include an electric oven with four burner hob with extractor hood above. There is space for an automatic washing machine, dishwasher and a full height fridge freezer. An understairs cupboard provides storage for larger household items and the boiler is housed within one of the kitchen units. There is ample space for dining furnishings and double patio doors leading out into the garden

TOP LANDING: At the top of the staircase, there is a ceiling hatch providing access into a partially floored loft.



FAMILY BATHROOM: Approx. 5'7 x 6'6. Recently fitted with a three piece white suite comprising of a wash hand basin and WC set in a vanity unit with storage below and a main power rainfall shower above the bath which is wet wall lined. There is a brass heated towel rail, down lights and a rear facing opaque window.

BEDROOM 1: Approx. 13'4 x 9'1. A good sized tastefully decorated bedroom with built in wardrobes with mirrored doors and wood effect flooring. A window overlooks the front of the property.

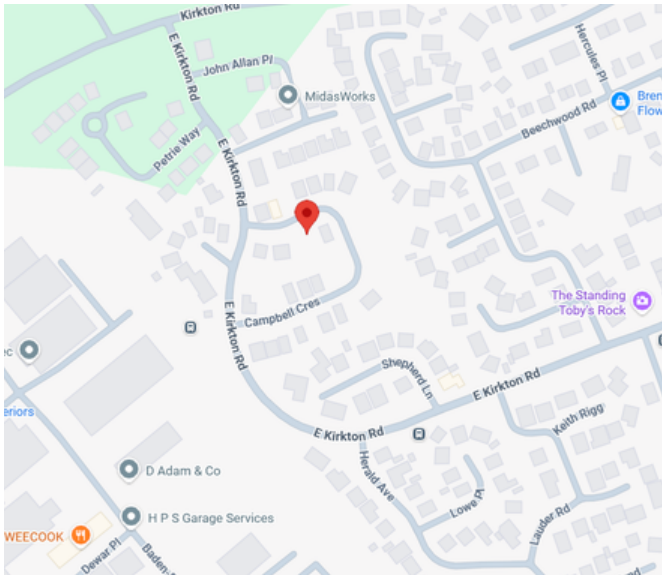
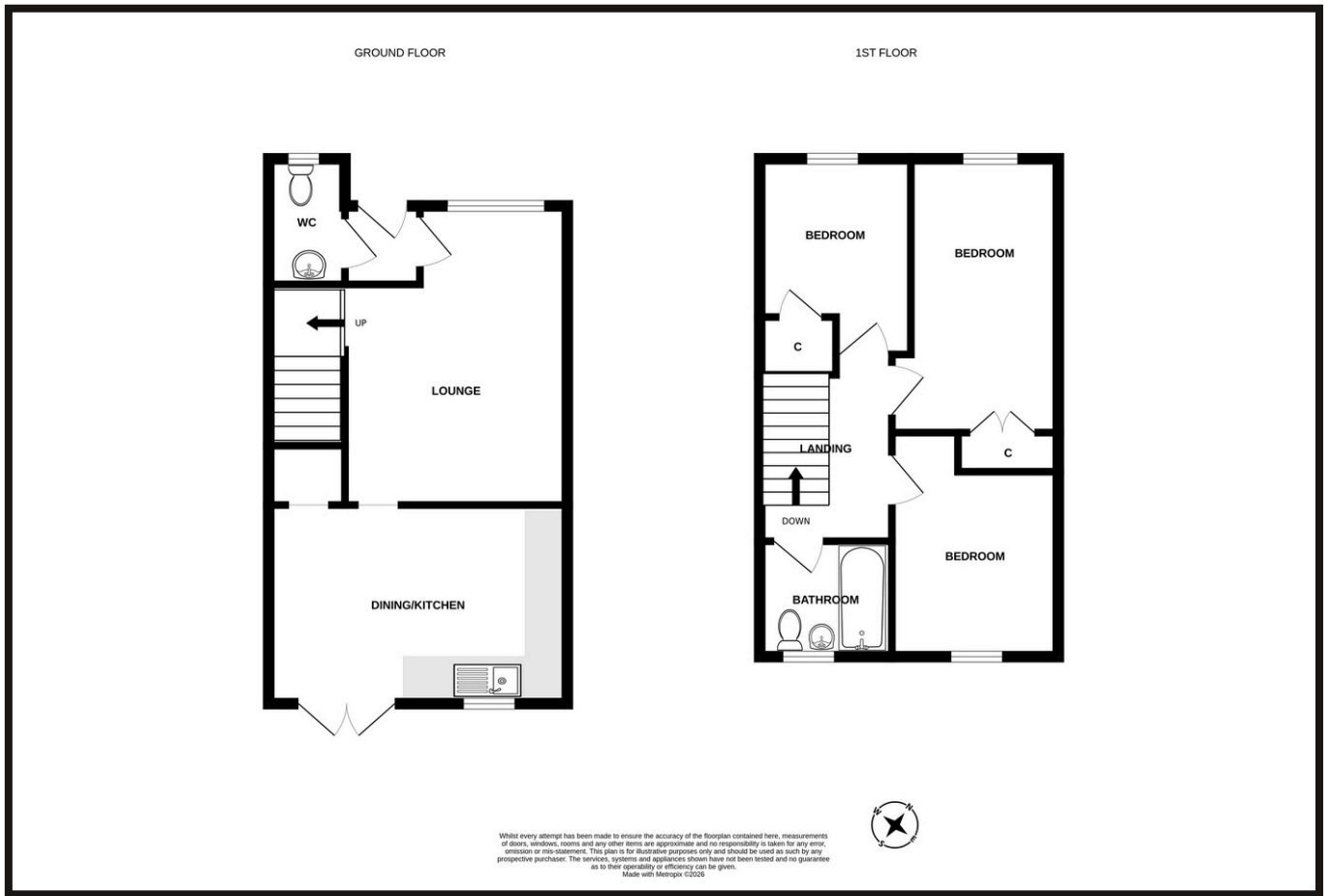
BEDROOM 2: Approx. 11'6 x 9'1. Overlooking the rear of the property with wood effect flooring and neutral décor. There is ample space for furnishings.

BEDROOM 3: Approx. 9'1 x 7'9. A single bedroom, tastefully decorated with carpeting to the floor and a storage cupboard with hanging rail and shelving.

GARDENS: The front garden has been mainly laid to lawn with a chip stone driveway providing off street parking for multiple vehicles. A side gate provides access to the rear garden. Fence enclosed, the rear garden has been mainly laid to lawn with a paved patio area ideal for outdoor furnishings and an area of decking. A composite shed can remain as part of the sale and is ideal for storing gardening equipment.



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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