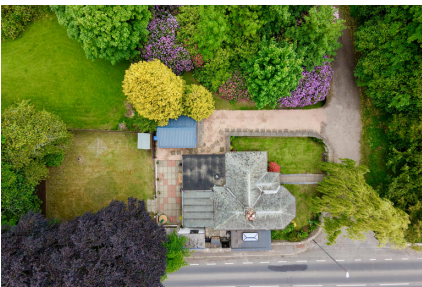


Connelly Yeoman



**WOODSIDE LODGE
FORFAR ROAD, BY ARBROATH DD11 3RB**

**TRADITIONAL STONE-BUILT
DETACHED COTTAGE**



- Attractive and well presented traditional stone-built Detached Cottage
- Located in a semi-rural locale within easy reach of Arbroath amenities and services
 - Gas Fired Central Heating, Double Glazing, modern fittings and fixtures
 - Driveway leading to the Garage, established mature garden grounds



OFFERS OVER
£220,000

Property Description

This traditional stone-built DETACHED COTTAGE enjoys a semi-rural location just on the northern edge of the town of Arbroath, within easy reach of all the varied amenities and services that the town has to offer. The Cottage occupies a lovely, well established garden site, with mature trees, bushes and shrubs, with a delightful enclosed rear garden all well laid out and comprising a lovely patio area (ideal for outside seating/entertaining) lawn, mature shrubs and trees, all fenced off and offering seclusion and privacy. There is a driveway into the property offering ample off-road car parking and leading to the detached Garage. Internally, the current owners have carried out a program of upgrading and renovation of the Cottage, which benefits from Gas fired central heating, Double glazing, with tasteful decor, modern fittings and fixtures. Overall, the property is presented to the market in excellent order and early viewing is highly recommended.

ACCOMMODATION COMPRISING: ENTRANCE VESTIBULE & INNER HALLWAY, LOUNGE, NEW FITTED KITCHEN; DINING ROOM, THIRD BEDROOM or SITTING ROOM; MASTER BEDROOM 1, BATHROOM, BEDROOM 2.

ENTRANCE VESTIBULE & INNER HALLWAY: Entering into the front entrance door into the Vestibule, with vinyl floor covering and an original glass panel door into the Inner Hallway, which has wood flooring. CH Radiator. In the Hallway there are two generous built-in storage cupboards, one housing the Gas central heating boiler, and the other cupboard has shelving, ideal storage for household items. Ceiling hatch access into loft space.

LOUNGE: Approx. 12'10 x 17'7. Enter into the spacious Lounge via the original glass panel door; a lovely bright room which has three front-facing windows overlooking the front garden area; neutral decor; wood flooring throughout; focal point log burner set in a brick inlay with a wooden mantle and slate hearth; fitted wall lights; shallow shelved storage cupboard with glass front; CH Radiator.

From the Lounge a door leads through into the Kitchen. A further door from the Lounge leads into the Dining Area.

KITCHEN: Approx. 14'4 x 8'1. The Kitchen is newly fitted with a good range of base, wall and display mounted storage units in a Shaker-style; wood-effect work surfaces and a ceramic sink with mixer tap; Built-in Electric Oven and Grill, 4 burner Induction Hob with a concealed extractor hood above; Integrated Dishwasher, Automatic Washing Machine and Fridge/Freezer. A skylight/roof window allows for ample natural light into the Kitchen; ceiling downlights; CH Radiator; rear door access into the back garden.

DINING ROOM: Approx. 10'7 x 13'8. Another bright room, ideal as a Dining room, with a side-facing window; neutral decor and wood flooring is continued into this room; CH Radiator; built-in storage cupboard (ideal for household items, etc); ceiling hatch access into the loft space. A door from the Dining room leads into a room at the back of the Cottage, an ideal third Bedroom or Sitting Room, if required.

BEDROOM 3/SITTING ROOM: Approx. 13'9 x 13'3. A lovely bright and spacious room, which is set up as a Sitting room by the current ownerS but would make an ideal third bedroom; with feature double opening Patio doors which lead out into the rear garden; wood flooring; CH Radiator. An additional door from this room leads through to the Master Bedroom, which could be closed off for privacy if required.



MASTER BEDROOM 1: Approx. 12'10 x 14'2. A generously proportioned main Bedroom, with a rear-facing window allowing for lots of natural light; neutral decor and wood flooring; CH Radiator. The main door for this Bedroom leads back out into the Hallway.

BATHROOM: Approx. 5'8 x 10. Comprising a three piece white bathroom suite in a traditional style; WC., wash-hand basin and a bath with mains power shower above the bath; full wall tiling throughout; ceiling downlights; chrome heated CH towel rail; tiled flooring; rear-facing opaque glazed window.

BEDROOM 2: Approx. 12'1 x 8'7. Another bright and spacious Bedroom, with a front-facing window; neutral decor and wood flooring; CH Radiator.

GARDENS & GARAGE: The front garden area is bounded by a low-level stone boundary wall and garden area with established shrubs and trees; off-street car parking driveway area leading to the Garage.

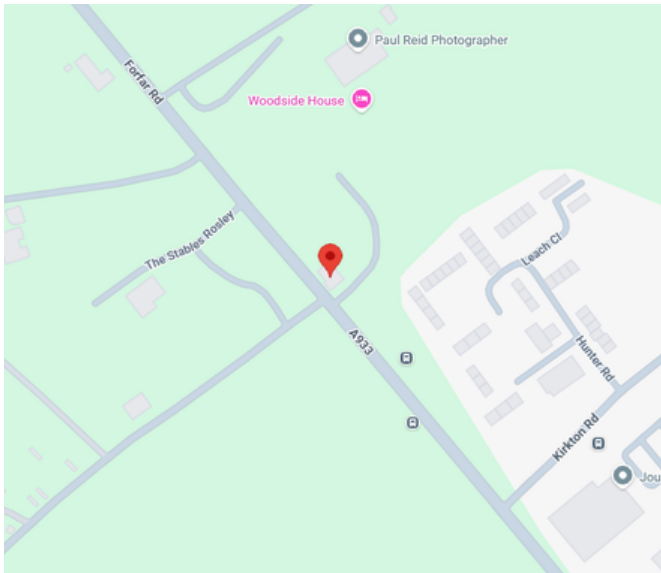
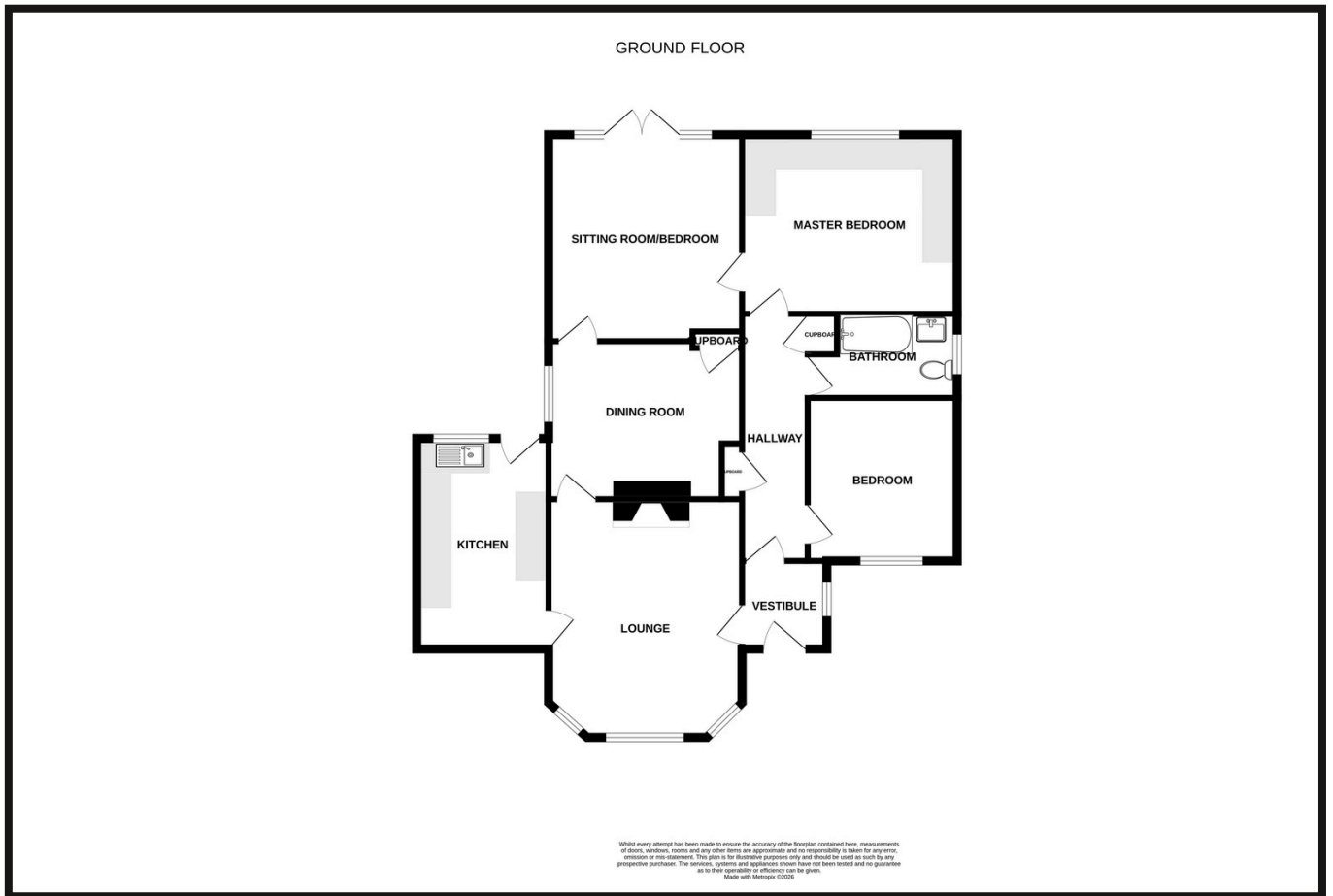
The Garage is a good size and has an up and over front door.

Side access at the Garage leading through into the secluded and well established rear garden, laid to paved patio area (ideal for outside seating/entertaining), all fence enclosed with mature shrubs, trees, etc. Wooden garden shed included in the sale.

Paved pathway leading to another side area of garden, laid to a small patio area and gated access onto the main road. Outbuilding, an ideal workshop space with worktops, power and light.



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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