

Connelly Yeoman

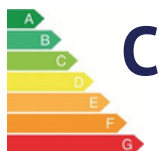


**5 BROTHOCK WAY
ARBROATH DD11 4BE**

END TERRACED VILLA



- Spacious and well presented 2 Bedroom End of Terrace Villa
- Ideally located in a very sought after residential area; offering well proportioned rooms
 - Gas Fired Central Heating, Double Glazing, ample storage
- Well tended gardens to the front, side and rear of the property



OFFERS OVER
£130,000

Property Description

This attractive END TERRACED VILLA is located in a popular and sought after residential area of the town, within easy reach of most central amenities and services. Arbroath offers a whole host of local amenities including local shops and cafes, a great variety of national supermarkets, popular primary and secondary schools and within easy reach of the stunning Arbroath coastline and seafront areas. The property offers well proportioned accommodation over two levels and benefits from Gas fired central heating (a new boiler was only installed a year or so ago) and Double glazing. Externally, there are lovely garden areas to the front, side and rear of the house, all neatly laid out and easy to maintain. Overall, this well presented property will be of interest to a variety of buyers and early viewing is recommended.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, LOUNGE, DINING KITCHEN; **UPPER FLOOR:-** BATHROOM, 2 BEDROOMS, BOXROOM.

ENTRANCE HALLWAY: A welcoming Hallway entering into the property, with the staircase leading off up to the upper floor accommodation; built-in understair storage cupboard (housing the electric fuse box and meter; CH Radiator; wood-effect flooring leading through into the Lounge.

LOUNGE: Approx. 11'6 x 12'7. A well proportioned Lounge, with a front-facing window; neutral decor and wood-effect flooring; CH Radiator.

DINING KITCHEN: Approx. 9'10 x 17'10. A spacious and modern, well equipped Kitchen which is fitted with a good range of base and wall units in a Shaker-style finish; co-ordinated work surfaces and a composite sink with mixer tap; breakfast bar area with ample space for everyday/casual dining; tiled-effect flooring; ceiling downlights. Integrated Electric Oven, integrated Microwave Oven, 4 burner Induction Hob with concealed extractor hood above. Integrated Dishwasher and an Automatic washer/dryer. Space for a full height fridge/freezer. There are two rear-facing windows which allows for ample natural light and there is an external rear access door out into the rear garden.

UPPER FLOOR: Staircase leading to the upper floor landing area, with access to the Bathroom, Bedrooms and Boxroom. Ceiling hatch access into the loft space (the gas boiler is located in the loft space).



BATHROOM: Approx. 6' x 6'5. The bathroom is fitted with a three piece white bathroom suite with the wash-hand basin set within a vanity unit with storage below; L-shaped Bath with a mains power shower over the bath; full wall tiling throughout; tiled flooring; ceiling downlights; Chrome heated towel CH Radiator; rear-facing opaque glazed window allows for natural light and ventilation.

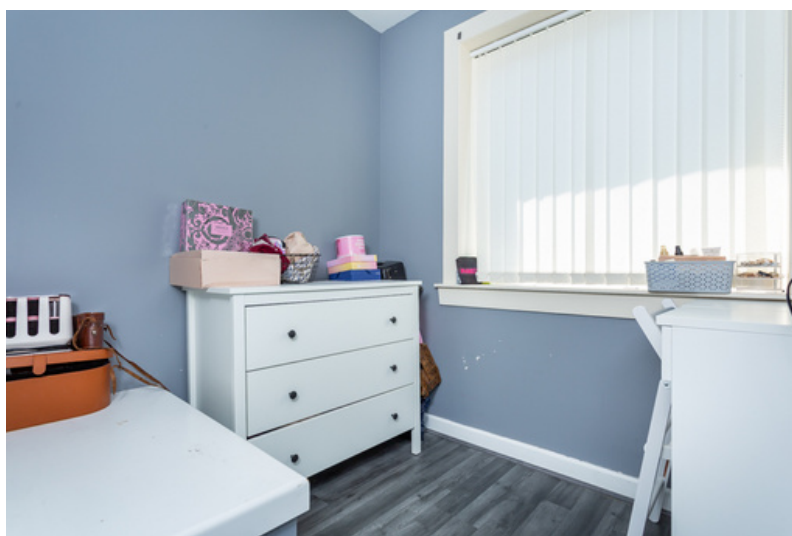
BEDROOM 1: Approx. 10'2 x 11'2. Bright and spacious Bedroom with a rear-facing window; two built-in wardrobes offering great storage space; tasteful decor and wood-effect flooring; CH Radiator.

BEDROOM 2: Approx. 9'6 x 11'2. Another spacious Bedroom, with a front-facing window; double built-in wardrobe offering storage; neutral decor and fitted carpeting; CH Radiator.

BOXROOM: Approx. 6'4 x 6'7. A useful Boxroom, with a front-facing window; an ideal home office/study space; wood-effect flooring; CH Radiator.

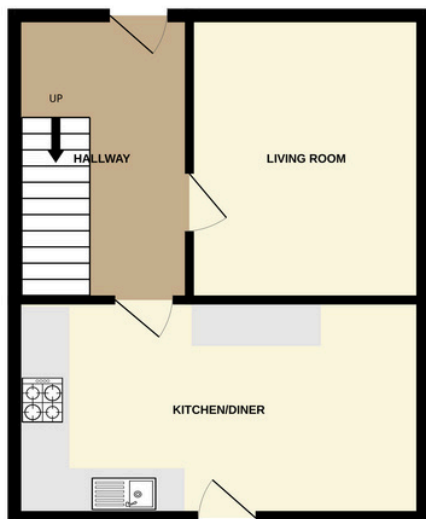
GARDENS: The front garden is mainly laid to lawn, with a paved pathway leading to the front entrance door. Mono-block patio areas to each side of the windows, ideal for outdoor seating. Gate access to the side of the property and access to the rear garden.

The rear garden is laid out to stone-chips for easy maintenance. There is a brick-built Outbuilding for external storage. The large wooden Shed will be included in the sale.

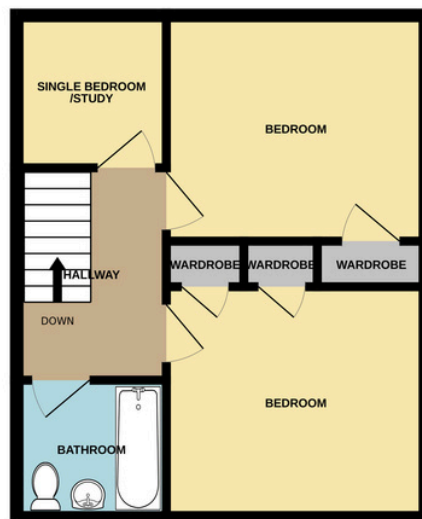


Property Professionals

GROUND FLOOR
386 sq.ft. (35.9 sq.m.) approx.

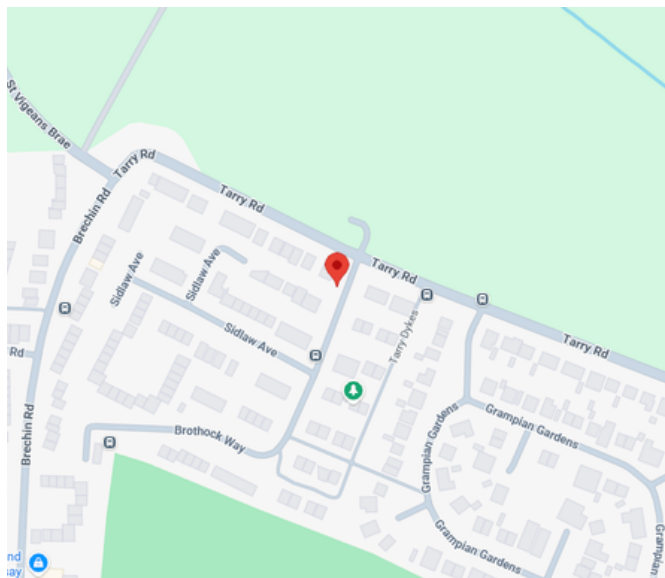


1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA: 773 sq.ft. (71.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

**Connelly
Yeoman**

tspc

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ARBROATH OFFICE: 78 HIGH STREET, DD11 1HL, DX530458, FAX: 01241 434100

CARNOUSTIE OFFICE: 31 HIGH STREET, DD7 6AG, FAX: 01241 859347

MONIFIETH OFFICE: UNIT 13, MONIFIETH SHOPPING CENTRE, 1 REFORM STREET, MONIFIETH, DD5 4BA