Connelly Yeoman



25 GLENESK AVENUE
ARBROATH DD11 5JG

END TERRACED VILLA







- Attractive and well presented 2 Bedroom End Terraced Villa
- Ideally located in a popular residential area of Arbroath close to amenities
- Electric Heating, Double Glazed windows and doors, Solar Roof Panels
- Drive-in for off-street car parking, easily maintained gardens, 2 Outhouses



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OFFERS OVER

£110,000

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Property Description

This attractive 2 Bedroom END TERRACED VILLA is located in a popular residential area of the town, known locally as "The Glen" and within reach of most amenities and services the town has to offer. Arbroath boasts a good selection of local shops and national supermarkets, local primary and secondary schools (Arbroath Academy is located close-by) and there are numerous leisure opportunities including sports centres, playparks, the splendid marina and working harbour, Victoria Park and cliff top walks. The property offers well proportioned accommodation over two levels and benefits from Electric heating and Double glazing. Externally, there is a useful drive-in for car parking, front, side and rear garden areas together with a large storage Outhouse adjoining the property. Overall, the property may be of interest to the First time buyer or a downsize property. Viewing recommended.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, LOUNGE & DINING AREA; KITCHEN; UPPER FLOOR:- 2 DOUBLE BEDROOMS, SHOWER ROOM.

ENTRANCE HALLWAY: Double glazed front entrance door into the Hallway, with the staircase (carpeted) leading to the upper floor accommodation, with a side-facing window allowing for natural light. Controls for the electrics and solar panels housed on a high level. Door from the Hallway through into the Lounge.

LOUNGE: Approx. 11'5 x 14'2. A well proportioned Lounge, with a front-facing window and offering ample space for furniture settings; open fireplace set within a brick hearth with wooden mantle; built-in storage cupboard; fitted carpeting; open archway through to the Dining area.

DINING AREA: Approx. 8'5 x 6'10. Space for table and chairs; a rear-facing window overlooks the rear garden.

A door from the dining area leads through into the Kitchen.

KITCHEN: Approx. 9'10 x 8'4. In the Kitchen there is a rear-facing window and the kitchen is fitted with a range of base and wall mounted storage units and co-ordinated work surfaces; composite sink with mixer tap; space for a free-standing cooker; plumbing and space for an American style fridge/freezer **(both the Cooker and Fridge/Freezer may be for sale if required by any prospective purchaser but NO WARRANTIES GIVEN THEREON).** Built-in shelved pantry cupboard, ideal for household items.

From the Kitchen an external door leads out to the covered area at the side of the property (with space for tumble dryer, etc) and access into the Outhouses.

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UPPER FLOOR: Staircase leading to the upper floor landing area; ceiling hatch with fitted loft ladder giving access into the loft space which is partially floored for storage purposes.









BEDROOM 1: Approx. 14' x 11'3. A generously proportioned double size bedroom with a front-facing window; built-in wardrobe with shelving and hanging rails; fitted carpeting.

BEDROOM 2: Approx. 11'1 x 10'7. Another generous double size bedroom, with a rear-facing window; fitted carpeting.

SHOWER ROOM: Approx. 6'4 x 6'2. Fitted with a two piece white bathroom suite, walk-in shower enclosure housing an Electric shower unit; wet wall panel finish to the shower enclosure area; vinyl grip flooring; rear-facing opaque glazed window for natural light and ventilation.

GARDENS: The front garden has a paved drive-in with space for one car; mainly laid to chip stones and bounded by mature hedging; side area of garden leading to the adjoining Outhouse. The rear garden is mainly laid to lawn, with mature shrubs and bushes, all fence enclosed and a wooden Shed included in the sale.

TWO OUTBUILDINGS: Covered side entry area, with access to the Outbuildings which consists of a coal shed and a larger external stone outbuilding offering ample external storage.

The solar roof panels are located on the rear elevation of the property.





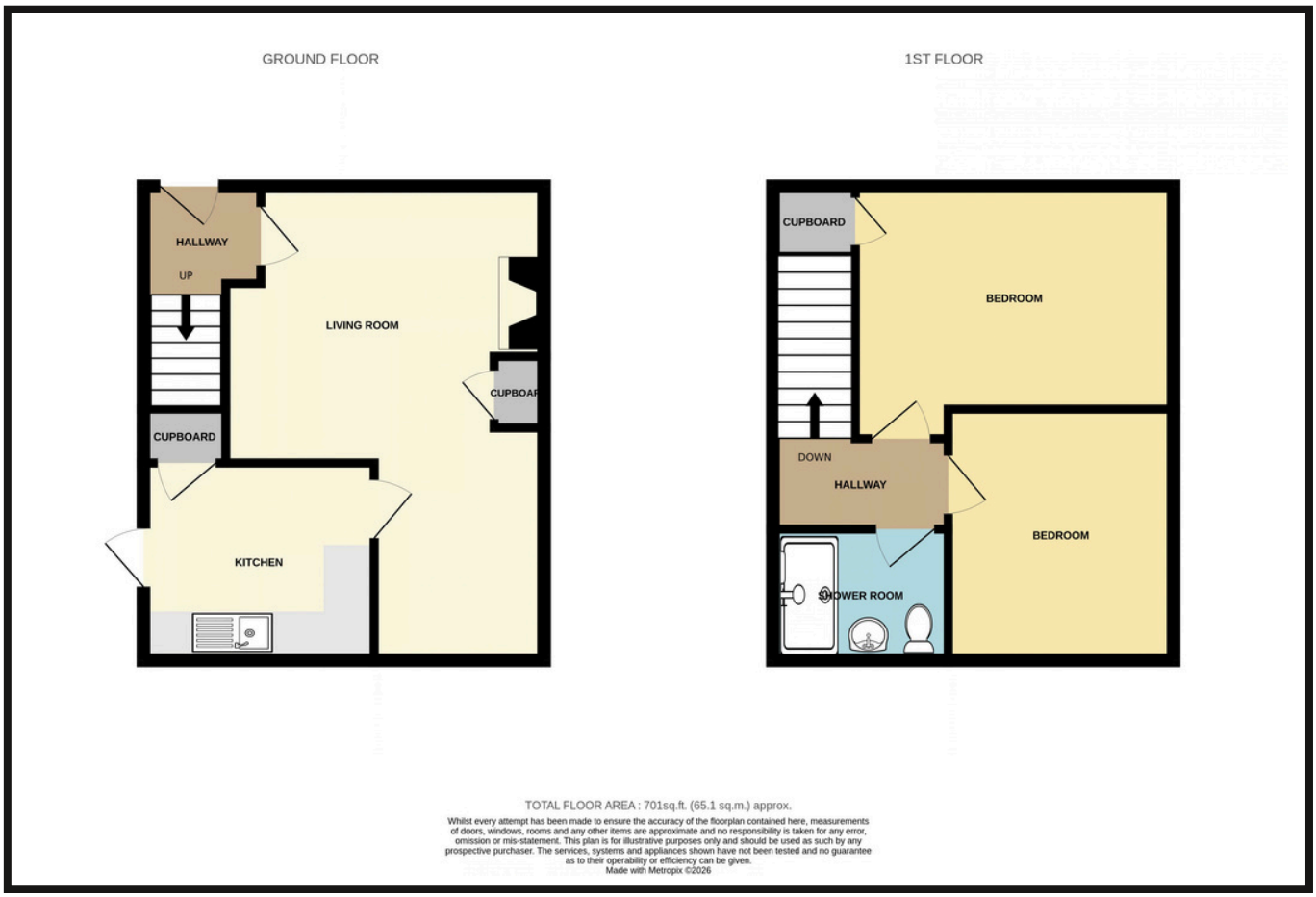








Property Professionals





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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