

# Connelly Yeoman

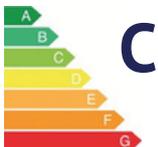


8 FORBES PLACE, ARBROATH, DD11 4JL

DETACHED VILLA



- Detached 3 bedroom villa in a highly desirable area
  - Sun-room adding flexible living space
- Off street parking and a single garage with power, light and an electric hook-up
  - Gas central heating and double glazing



OFFERS OVER  
**£220,000**

# Property Description

This well presented three bedroom DETACHED VILLA is well proportioned and offers comfortable family accommodation in a sought after residential area of Arbroath. The addition of a sun-room provides flexible living space and the single garage and parking space adds practical convenience. With gas central heating and double glazing already installed, the property offer good energy efficiency potential. Arbroath has a variety of amenities on offer. A bustling town centre with a variety of local and national shops, bars, cafes, restaurants and sports centres. There are two theatres and a charming harbour, as well as stunning coastal walks and beaches. There are good primary and secondary schools close by and Dundee and Angus College has a campus in Arbroath. Arbroath is on the east coast railway line accessing Aberdeen to the north and Dundee, Perth, Glasgow and Edinburgh to the south. Local bus services are well established and cover all major routes. Early viewing would be highly recommended.

## ACCOMMODATION COMPRISING:

**ENTRANCE HALLWAY, LOUNGE, WC, DINING KITCHEN, SUN-ROOM, THREE BEDROOMS AND A FAMILY BATHROOM**

### HALLWAY:

Entry to the property via a front door into a welcoming hallway with carpets to the floor and a staircase leading to the upstairs accommodation. Below the staircase is an area for storage.

### WC:

Approx. 2'11 x 5'11. Comprising of a two piece white suite, a front facing opaque window and wall tiling to dado height.

### LOUNGE:

Approx. 11'11 x 13'9. Entry into the lounge is via a glass panelled door from the hallway. A generously sized room with a window overlooking the front garden, wood effect flooring and an archway leading to the open plan dining kitchen.

### DINING KITCHEN:

Approx. 18'9 x 9'5. Fitted with a range of base and wall units with coordinating work surface incorporating a stainless steel sink with mixer tap. A breakfast bar provides an area for casual dining and there is space for a dining table and chairs. Presently, there is a belling range cooker with extractor above, a dishwasher and an automatic washing machine, all of which could remain after a separate negotiation.

### SUN-ROOM:

Approx. 7'6 x 12'. A lovely addition to the property. With wood effect flooring, a side access door leading into the garden and panoramic windows. There is space for an American styled fridge freezer which could remain under separate negotiation.

### EXTERANLLY:

The front garden has been mainly laid to lawn with a paved driveway with space for a car and leading to a single garage with an up and over door, power, light and an electric car hook-up. To the rear, there is a tiered garden which is mainly laid to lawn with some chipped stone areas. There is an area of Astro turf which is fenced off with a decked area which has feature lighting, a rotary airer, outside tap and a wooden shed.



**TOP LANDING:**

At the top of the carpeted staircase, there is a good sized storage cupboard with shelving, ideal for linens and an access hatch leading to the loft space.

**BEDROOM 1:**

Approx. 9'2 x 11'5. With carpeting to the floor, this rear facing bedroom has been neutrally decorated and has ample space for furnishings.

**BEDROOM 2:**

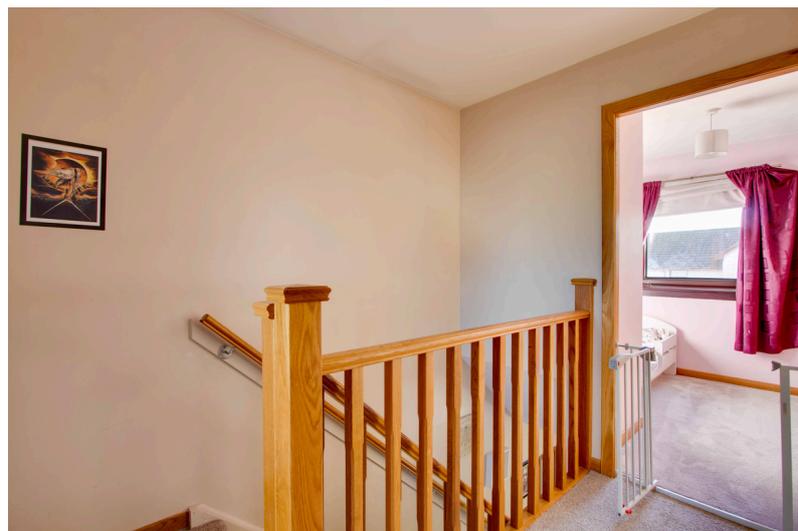
Approx. 11'11 x 11'5. Overlooking the front garden, this good sized double bedroom has carpeting to the floor and has been tastefully decorated. It has a wall of built in wardrobes with sliding mirrored doors.

**BEDROOM 3:**

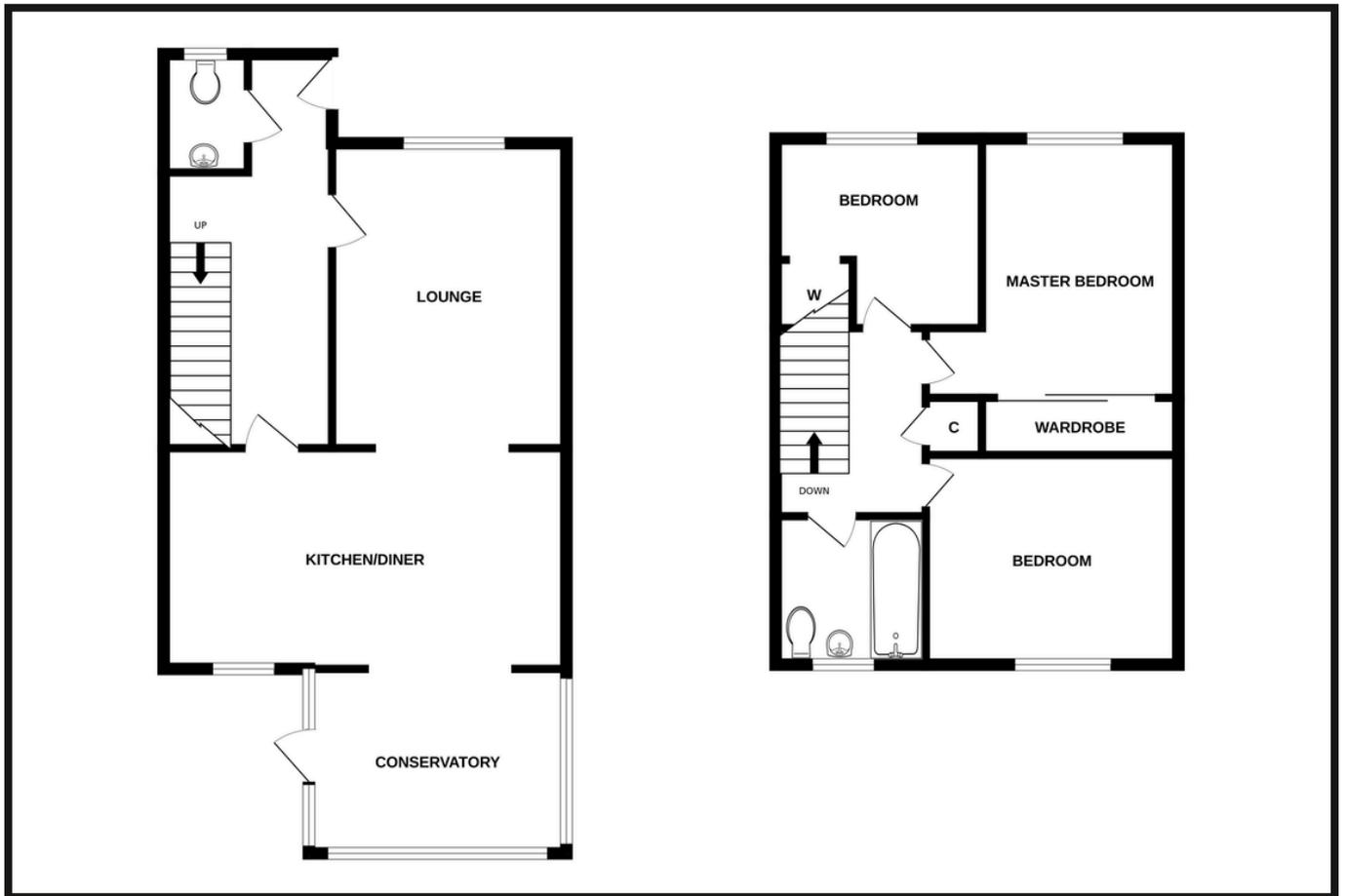
Approx. 8'4 x 8'9. A single bedroom facing the front of the property with carpeting to the floor and a built in storage cupboard above the staircase with shelving and hanging rails.

**FAMILY BATHROOM:**

Approx. 6'11 x 5'7. Fitted with a three piece white suite with a wash hand basin set in a vanity unit with storage below. There is a mains power rainfall shower over the bath which is wet wall lined to the suite area, a chrome heated towel rail and a rear facing opaque window providing natural ventilation 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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