Connelly & Yeoman
Solicitors & Estate Agents

12 GEORGE STREET, ARBROATH DD11 3BU

OFFERS AROUND £125,000

This particularly charming stone built **SEMI DETACHED COTTAGE** provides excellent deceptively spacious family accommodation on one level. The cottage is pleasantly situated within a prime residential area of the town, convenient for all the usual local amenities including parks, bowling green, schools, sports centre and shops The well maintained property, which has many additional attractive features, including the intricate plasterwork detail on the cornices and ceilings, enjoys the benefits of Gas Central Heating and Double Glazed Windows. In addition, there is a large loft. A gate to the side, gives access through to the wonderful easily maintained private enclosed rear garden that is laid out attractively in lawn with a border and a paved sun terrace. A lovely Summer House is included. The garden shed is negotiable. External lighting. Outside tap connection. Viewing this home internally is highly recommended.

ACCOMMODATION

Reception Hallway, Lounge, Kitchen, Dining Room, Bathroom, 2 Bedrooms.

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RECEPTION HALLWAY:	Enter through an attractive substantial front entrance door leading leads into the extremely attractive spacious welcoming hallway. Corniced ceiling. Picture rail. Cupboard.
LOUNGE:	Approx. 14' 4" x 11' . This is a beautifully presented, bright and airy room. A large window has a pleasing outlook towards the rear garden. Splendid corniced ceiling and ornate centre piece. Traditional tiled hearth with coal effect gas fire. Cupboard. A hardwood and split pane glazed door leads into the Kitchen
KITCHEN:	Approx. 14' 7" x 7' 4". A well appointed Kitchen that has a window which overlooks the rear garden. Fitted with base and wall mounted units in a Cream colour, with wooden effect trim. Ample worktop surfaces in a wooden effect. Stainless steel sinktop. Contrasting wall tiles. Plumbed for automatic washing machine. Downlighters. A large window has an outlook towards the rear of the property Double glazed door leading out. An archway leads into the Dining Room.
DINING ROOM:	Approx. 9' 8" x 7' 4". An impressive well proportioned Dining Room area that has window which has a pleasing outlook towards the rear garden. Ample space for table & chairs.
BEDROOM 1:	Approx. 12' x 11' 2". This is a well presented double bedroom of generous proportions. A large window which enjoys a view over the front. Ornate corniced ceiling and centre piece. Recessed display cupboard with a glass door and shelving .
BEDROOM 2:	Approx. 12' 2" x 9' 9". Most attractive, generously proportioned bedroom that has an outlook towards the rear of the property. Double built in wardrobe with sliding mirror fronted doors and top store above. Corniced ceiling.
BATHROOM:	Approx. 12' x 6' . A lovely spacious family bathroom with three piece coloured suite. Matching tiling complements the suite. Separate tiled shower enclosure. Bathroom accessories. Corniced ceiling. Large opaque glazed window.
HEATING:	Gas Central Heating
FEATURES:	Double Glazed Windows.
LOFT:	There is a large loft.
OUTSIDE:	A door to the side, gives access through to the wonderful easily maintained private enclosed rear garden that is laid out attractively in lawn with a border and a paved sun terrace. A Summer House is included. The garden shed is negotiable. External lighting. Outside tap connection.
LOCATION:	Travelling from the roundabout on Grant Road, take the turn off for Forfar onto the High Road Bridge. Continue into Cairnie Street. Take the second turning to the left into Lochlands Street. Take the second turning to the right into George Street. No.12 is situated on the left hand side.
E.P.C. Rating:	D.
HOME REPORT:	**For further information relating to the condition of the property, viewing the Home Report is recommended**
VIEWING:	By arrangement with Connelly & Yeoman.

Approximate Gross Internal Area = 70.9 sq m / 763 sq ft

Illustration For Identification Purposes Only. Not To Scale (ID451430 / Ref:66120)

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.