

15 SOUTH STREET, ARBROATH, DD11 1BQ



OFFERS AROUND £139,500

This is a very charming stone built **MID TERRACED COTTAGE** providing excellent well proportioned accommodation on two levels, with enviable magnificent open sea views. The property is pleasantly situated within a much sought after residential area, close to Beach, Sea, Marina, Harbour, Parkland and other local amenities. Although, the property has been well maintained, some upgrading is required. There are the benefits of Gas Central Heating & Double Glazing. A small easily maintained enclosed walled patio garden is to the front. To the rear is an enclosed private courtyard garden. Viewing this home internally is absolutely essential to fully appreciate.

ACCOMMODATION

Ground Floor: Vestibule, Hallway, Lounge, Family/Dining Room, Kitchen, Bathroom.
Utility Room, Store.

Upper Floor: 2 Bedrooms, W/C.



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<u>VESTIBULE:</u>	Enter through substantial front entrance double glazed door into the Vestibule.
<u>HALLWAY:</u>	A glazed door leads into the spacious and welcoming hallway. A door leads out to the rear garden.
<u>LOUNGE:</u>	Approx. 15' 3" x 12' 10". This is a bright and airy room which has large windows offering a spectacular open outlook over the front and sea beyond. Corniced ceiling. Picture rail. Feature stone fireplace with display areas. Alcove with glass display shelves.
<u>FAMILY/DINING ROOM:</u>	Approx. 12' 4" x 11' 10". A charming room which has a window overlooking the rear of the property. Ample space for table & chairs. Original cornicing. Stair to upper floor accommodation.
<u>KITCHEN:</u>	Approx. 10' 5" x 6' 7" . Fitted with base and wall mounted units in a Cream finish with wood trim. Ample worktop surfaces. Brown coloured sinktop. Incorporating Gas Hob, Oven & Extractor over. Large Breakfast Bar. Window with an outlook towards the side of the property. Large storage cupboard. Door to outside.
<u>BATHROOM:</u>	Approx. 7' 5" x 6' 10". Three piece coloured suite comprising of w/c, wash hand basin and walk in bath. Fully tiled. Downlights. Window.
<u>UTILITY ROOM:</u>	Approx. 9' 3" x 4' 7" Accessed from outside this good sized room has been fitted with a base unit with stainless steel sink. Plumbed for automatic washing machine. Ample space for other appliances.
<u>OUTSIDE STORE:</u>	A large useful store which could be utilised in a number of ways and has power and light.
<u>UPPER FLOOR:</u>	On the stairway there is a small rear facing window which allows additional light to flow in.
<u>W/C.</u>	Approx. 8' 11" x 3' 2". Fitted with a two piece white suite. Roof window.
<u>BEDROOM 1:</u>	Approx. 19' 6" x 12' 2" .An excellent sized double bedroom which has a large picture window with an enviable panoramic open view towards the beach and sea.
<u>BEDROOM 2:</u>	Approx. 8' 5" x 6' 1". A single bedroom which again has stunning views over the sea and beyond.
<u>HEATING:</u>	Gas Central Heating.
<u>FEATURES:</u>	Double Glazing.
<u>OUTSIDE:</u>	A small easily maintained enclosed walled patio garden is to the front. To the rear is an enclosed private courtyard garden.
<u>LOCATION:</u>	Travelling from the dual carriageway turn into East Grimsby, turn left into Ladybridge Street. Continue to the junction, straight across into John Street and continue into Union Street East. Turn right into South Street.

E.P.C. Rating:

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HOME REPORT:

For further information relating to the condition of the property, viewing the Home Report is recommended.

VIEWING:

By arrangement with Connelly & Yeoman.

















Illustration For Identification Purposes Only. Not To Scale (ID 430271 / Ref:65124)

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