

**Connelly**



**Yeoman**

**Solicitors &**

**Estate Agents**

**38 JOHN STREET, ARBROATH DD11 1BU**



**OFFERS OVER £169,000**

This most impressive and very charming **DETACHED VILLA** provides excellent generously proportioned accommodation on two levels, ideally situated in an enviable secluded location, within a much sought-after area of the town affectionally named as *'the fit o' the toon'*, conveniently situated to Beach, Parkland, Marina, Harbour and other local amenities. The property has been well maintained with many attractive features, including a well-appointed Kitchen & two Shower Rooms. The property also enjoys the benefits of Gas Central Heating and Double Glazing. To the front is a delightful enclosed courtyard garden in coloured monoblocs with a raised border and off-street parking. An outhouse & store are included. A small courtyard is to the rear.

### **ACCOMMODATION**

**Ground Floor:** Entrance Hallway, Lounge, Dining Kitchen, Shower Room 1, 2 Bedrooms.

**Upper Floor:** 2 Further Bedrooms, Jack & Jill En Suite Shower Room.



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**RECEPTION  
HALLWAY:**

Enter through White U.P.V.C. door leading into the hallway Understair cupboard. Cloak pegs. Stairway leading to the upper floor accommodation.

**LOUNGE:**

Approx. 17' 4" x 10' 9". A hardwood and split pane glazed door leads into this beautifully presented bright and airy room, of generous proportions, with large front facing picture window. Recessed alcove shelving. Corniced ceiling. Downlighters.

**DINING KITCHEN:**

Approx. 14' 7" x 8' 7". A feature of this home is the splendid well-appointed Kitchen, fitted with both floor and wall mounted units in a Beech coloured finish. Chrome coloured accessories. Ample worktop surfaces on a Blue Granite effect finish. Stainless steel sink unit. Attractive contrasting wall tiles. Incorporating Gas Hob & Electric Oven. Window overlooks the rear courtyard area. Spotlight track. Double glazed door leading out. Ample space for table & chairs.

**BEDROOM 1:**

Approx. 9' 9" x 8'. A pleasant well-proportioned bedroom that has an outlook towards the front. Corniced ceiling.

**BEDROOM 2:**

Approx. 10' 1" x 8' 2". An attractive rear facing spacious bedroom. Recessed alcove with shelving and cupboard underneath. Corniced ceiling.

**SHOWER ROOM:**

Approx. 8' 4" x 4' 6". Comprising white w.c. & wash hand basin. Separate tiled shower enclosure. Matching tiling complements the suite. Bathroom accessories. Panelled ceiling. Window.

**UPPER FLOOR:**

Spacious landing with a window overlooking the front of the property.

**BEDROOM 3:**

Approx. 16' x 9' 2". A bright and airy, generously proportioned room with front facing window. Corniced ceiling. Spotlight cluster. Connecting door to Shower Room

**EN SUITE SHOWER  
ROOM 2:**

Approx. 8' 11" x 4' 10". Well presented with white w.c. and wash hand basin. Separate shower enclosure with wet wall covering. Window. Corniced ceiling.

**BEDROOM 4:**

Approx. 15' x 9' 10". This is most appealing, excellently sized bedroom, with front facing window. Corniced ceiling. Two double wardrobe units, two of which have sliding mirror fronted door. Cupboard. Connecting door to the Shower Room.

**HEATING:**

Gas Central Heating.

**FEATURES:**

Double Glazed Windows & Exterior Doors.

**OUTSIDE:**

To the front is a delightful enclosed courtyard garden in coloured monoblocs with a raised border and off-street parking. An outhouse & store are included. A small courtyard is to the rear.

**LOCATION:**

Travelling from Lady bridge Street continue to the junction of the High Street. Continue straight ahead into John Street. No. 38 is situated on the left-hand side.

**HOME REPORT:**

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

**E.P.C. Rating:**

E.

**VIEWING:**

By arrangement with Connelly & Yeoman.





















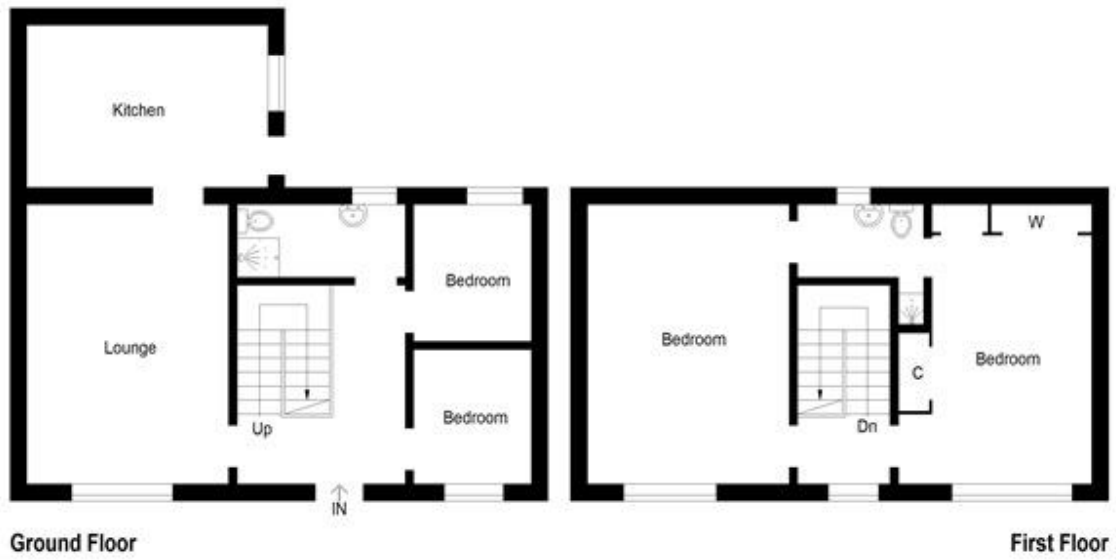


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These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed, and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.