

Connelly & Yeoman

Solicitors & Estate Agents

74 ADDISON PLACE, ARBROATH DD11 2BA



OFFERS AROUND £215,000

This is an immensely appealing substantial stone built **DETACHED VILLA** which provides magnificent, spacious adaptable family accommodation on two levels, and is pleasantly situated in an enviable position within a much sought-after residential area to the west end of the town, close to the Water Tower and in easy walking distance to all the usual local amenities. Finished, completed and decorated to a fastidiously high standard, the stylish home provides a blend of traditional and contemporary finishes, including the splendid, modern, well-appointed Kitchen, a beautiful Bathroom & the stunning Shower Room. While still retaining many beautiful characteristic features, notably the intricate plasterwork detail on the ceilings and cornices, the property has been thoughtfully and tastefully upgraded and enjoys the benefits of Gas Central Heating, Double Glazing and throughout. To the front is a wonderful very private enclosed walled garden which is meticulously laid out in lawn with lovely assorted trees, shrubs, bushes and flowers with a pathway running through. In addition, there is charming decked covered sun terrace that extends to the full length of the house frontage. To the rear is a small enclosed and extremely private courtyard garden with a shed. External light. Outside tap connection. Viewing this most desirable family home internally is thoroughly recommended to fully appreciate the space and quality of finishing's which is on offer.



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ACCOMMODATION

Ground Floor: Reception Hallway, Lounge/Bedroom, Family/Dining Room, Bedroom/Study, Kitchen, Utility Room & Bathroom

Upper Floor: 2 Double Bedrooms & Shower Room.



LOCATION

Travelling into Arbroath from Dundee, turn left up Infirmary Brae. Turn right at mini roundabout and continue into Rosemount Road and then into Addison Place and No 74 is situated on the left hand side.

**RECEPTION
HALLWAY:**

Enter through a hardwood and glazed door leads into the attractive spacious welcoming tastefully decorated Reception Hallway. Understair cupboard. An attractive stairway with balustrade leads to the upper floor accommodation.

LOUNGE/BEDROOM:

Approx: 15' 10" x 10'. Split pane French glazed doors give access into this beautifully presented bright and airy magnificent sized room that has been decorated to a high standard. A large window has a pleasing outlook over the front.

**FAMILY/DINING
ROOM:**

Approx. 15' 3" x 9' 5". A highly impressive versatile room of generous proportions, that has tasteful decoration. A large window enjoys an outlook towards the front of the property. Ample space for dining table & chairs. A hardwood and split pane glazed door leads into the Bedroom1. Another hardwood and split pane glazed door leads to the Kitchen.

KITCHEN:

Approx. 10' 8" x 6' 9". A feature of this home is the splendid modern well-appointed kitchen that has been fitted with both floor and wall mounted units in White high gloss finish. Chrome coloured accessories. Ample worktop surfaces in a Dark Charcoal colour. Stainless steel sink with mixer tap. Beautiful contrasting wall tiles. Incorporating Ceramic Cooker & Extractor Over. Cupboard with louvre doors housing the central heating boiler. Rear facing window. A roof light allows additional light to flow in. Downlighters.

UTILITY ROOM:

Approx. 10' 2" x 10'. A substantial Utility Room is fitted with base units in white with wooden effect trim. Ample worktop surfaces in a marble effect finish. Plumed for automatic washing machine. Space for tumble dryer. Three opaque glazed windows. Door to the rear of the property.

FAMILY BATHROOM:

Approx. 7' 6" x 6' 11". Well presented spacious Family Bathroom with three-piece white suite. Shower unit over the bath with curtain. Matching tiling complements the suite. Bathroom accessories. Window.

BEDROOM 1:

Approx. 9' x 5' 7". A delightful well portioned room that could be utilised for a variety of purposes and has an appealing outlook towards the front. Store cupboard.

**UPPER FLOOR
GALLERY LANDING:**

On the stairway, there is a full-length window that allows light to flow in. A lovely gallery landing that has a corniced ceiling. All rooms lead off.

BEDROOM 2:

Approx. 13' 7" x 8'. This is an outstanding, generously double bedroom that has tasteful decoration. A large window enjoys a pleasing open outlook over the front. Corniced ceiling. Substantial wardrobe unit with three mirror fronted doors.

BEDROOM 3:

Approx. 15' 8" x 9' 11". A highly impressive bright and aura excellently sized double bedroom that has fresh decoration. Large windows have a spectacular dual aspect to the front and the rear of the property. Ornate corniced ceiling.

SHOWER ROOM:

Approx. 7' 4" x 6' 3". A particularly stunning Shower Room with new w.c. & round bowl pedestal wash hand basin. Separate tiled curved shower enclosure. Bathroom accessories. Large window. Tiled floor. Downlighters.

OUTSIDE:

To the front is a wonderful very private enclosed walled garden which is meticulously laid out in lawn with lovely assorted trees, shrubs, bushes and flowers with a pathway running through. In addition, there is charming decked covered sun terrace that extends to the full length of the house frontage. To the rear is a small enclosed and extremely private courtyard garden with a shed. External light. Outside tap connection.

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.









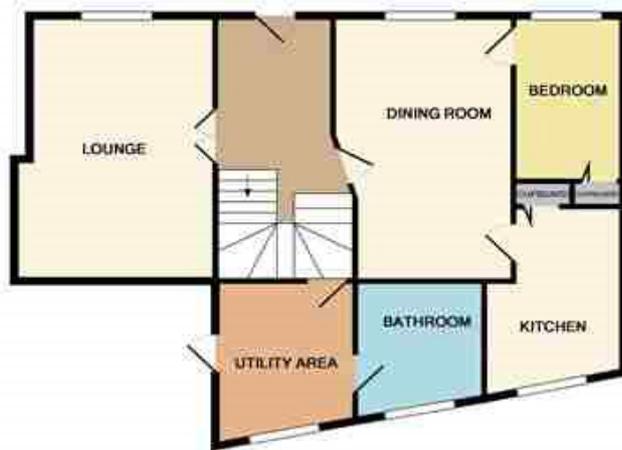




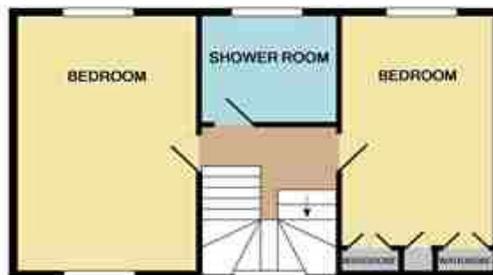








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other rooms and appropriate and no responsibility is taken for any variations in measurements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.
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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.