

Connelly



Yeoman

Solicitors &

Estate Agents

5 DALHOUSIE PLACE, ARBROATH DD11 2BT



OFFERS AROUND £300,000

This is a rare opportunity to purchase a unique type of home with such immense appeal. A highly impressive stone built **SUPERIOR SEMI DETACHED VILLA** which affords generous adaptable family accommodation on two levels, occupying an enviable commanding position within a much sought after residential area to the west end of the town which is convenient for Keptie Pond, Schools, Sports Centre, Arbroath Lawn Tennis Court, Cricket Ground, Bowling Green, Parks, Local Shops and many other amenities. The well-appointed stylish home having been recently refurbished, finished, and decorated by the existing owners to a fastidious high standard, with many additional attractive features, including the splendid well appointed fitted Kitchen, recently installed Bathroom with Separate Shower, magnificent traditional fireplaces with open fires in the Lounge & Family Room. Many of the charming original characteristic features are still retained, a beautiful natural wood staircase, interior doors, surrounds and finishings, also notably the splendid intricate plasterwork detail on the cornices and ceilings. The property enjoys the benefits of Gas Central Heating & Double Glazing.

To the front is a stunning well kept garden that is neatly laid out in manicured lawn with an assortment of lovely trees, shrubs and bushes. A long driveway, that has adequate space for parking several vehicles is laid out attractively in red coloured paving stones with a raised sun terrace in coloured monoblocks. A link gate leads through to an extensive fully enclosed private side and rear garden, attractively laid out in lawn with chipped slates and coloured monoblocks. In addition, there is a charming raised Decking. A range of sheds, wood store and a coal bunker are included. External Security Lighting & Sockets. Outside tap connection. Viewing this home is absolutely essential.



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ACCOMMODATION

Ground Floor: Porch, Reception Hallway, Lounge, Family Room/Bedroom 4, Dining Room, Rear Hall, W.C./Cloaks, Kitchen & Utility.

Upper Floor: Gallery Landing, Luxury Family Bathroom, 3 Double Bedrooms.



LOCATION

Travelling into Arbroath from Dundee, turn left up the Infirmary Brae and continue into Viewfield Road. Take the third turning to the right into Dalhousie Place. No. 5 is situated on the left hand side.

<u>ENTRANCE PORCH:</u>	Approx. 5' x 4' 6". Enter through a substantial front entrance door into the delightful Porch with windows that have decorative glass. Tiled flooring.
<u>RECEPTION HALLWAY:</u>	A hardwood and opaque glazed door leads into the extremely attractive spacious welcoming Reception Hallway that has tasteful décor. Feature dado rail. Understair cupboard. Attractive stairway with beautiful natural balustrade leads to the upper floor accommodation. Laminate Flooring.
<u>LOUNGE:</u>	Approx. 15' 11" x 14' 10" + Bay 6' 7" x 2' 9". This is particularly stunning bright and airy magnificently sized room that has been decorated to an exceptionally high standard. Featuring a large bay window that overlooks the front garden. Beautiful ornate corniced ceiling. Picture rail. Cupboard. Attractive traditional "Dark Black" fireplace with cast iron features & hearth with open fire.
<u>FAMILY ROOM/BEDROOM 4:</u>	Approx. 16' 1" x 13' . An immensely appealing and extremely spacious adaptable, tastefully decorated room. Large windows offer an outlook towards the side of the property. Splendid ornate corniced ceiling. Picture rail. Cupboard. Traditional Dark Black coloured fireplace with hearth and open fire.
<u>DINING ROOM:</u>	Approx. 12' 9" x 10' 1" A very charming room of generous proportions, that has tasteful décor. A window overlooks the rear of the property. Additional side facing window. Traditional white fireplace with hearth and coal effect electric fire. Two recesses. Space for table & chairs. Laminate flooring.
<u>INNER HALL:</u>	Inner hall with laminate flooring. White double glazed door leading through to the rear property.
<u>W.C./CLOAKS:</u>	Approx. 5' 4" x 3' 5". Well presented with modern w.c. & wash hand basin. Bathroom accessories. Attractive wall tiles. Tiled floor. Downlighters.
<u>KITCHEN:</u>	Approx. 12' 2" x 9' 1". A feature of this home is the splendid new freshly decorated, well-appointed kitchen that has been fitted with base and wall mounted units in a White high gloss finish. Chrome coloured accessories. Ample contrasting worktop surfaces in a Dark Black granite finish. Black coloured sinktop with deep Belfast tub sink with mixer tap. Attractive concealed lighting over the worktop surfaces. Incorporating a large "Diplomat" gas range cooker & extractor canopy. Beautiful wall tiles. Side facing window. A velux roof window allows additional light to flow in. Spotlight track. Space for table & chairs. Folding opaque glazed doors leading into the Utility. Tiled floor.
<u>UTILITY:</u>	Approx. 8' 9" x 4' 5". Useful Utility with plumbing for automatic washing machine & space for tumble dryer. Small window. Tiled floor.
<u>UPPER FLOOR:</u>	The wonderful stairway with a full length window has coordinating decoration and a natural wood balustrade leads to the spacious upper floor gallery landing that has a window. All rooms leading off. Feature dado rail. Corniced ceiling. Cupboard. Access to the loft.

FAMILY BATHROOM:

Approx. 11' 8" x 5' 1". An outstanding spacious recently installed bathroom with three piece white suite, including a "Deep Soaking Antique" style bath with mixer tap. Bathroom accessories. Beautiful matching tiling complements the suite. Separate large tiled shower enclosure. Window. Heated towel rail. Downlighters.

BEDROOM 1:

Approx. 17' 9" x 11' 9". This is a particularly charming bright and airy generously proportioned room that has been decorated to an exceptionally high standard. A beautiful large window with views over the front of the property. Corniced ceiling. Laminate flooring.

BEDROOM 2:

Approx. 14' 4" x 10' 2". A pleasant, excellently sized bright and airy double bedroom that has a window that has a pleasing open outlook over the rear of the property towards the Tennis Courts and garden plots. Corniced ceiling. Triple fitted wardrobe with sliding mirror fronted doors.

BEDROOM 3:

Approx. 11' 6" x 8' 10". An extremely attractive well proportioned bedroom with a window that has an outstanding view over the rear garden. Corniced ceiling. Double fitted wardrobe with sliding mirror fronted doors.

HEATING:

Gas Central Heating.

FEATURES:

Double Glazed Windows. Intricate plasterwork detail on the cornices and ceilings. Natural wood staircase, interior doors, surrounds and finishings.

OUTSIDE:

To the front is a stunning well kept garden that is neatly laid out in manicured lawn with an assortment of lovely trees, shrubs and bushes. A long driveway, that has adequate space for parking several vehicles is laid out attractively in red coloured paving stones with a raised sun terrace in coloured monoblocks. A link gate leads through to an extensive fully enclosed private side and rear garden, attractively laid out in lawn with chipped slates and coloured monoblocks. In addition, there is a charming raised Decking. A range of sheds, wood store and a coal bunker are included. External Security Lighting & Sockets. Outside tap connection.

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.















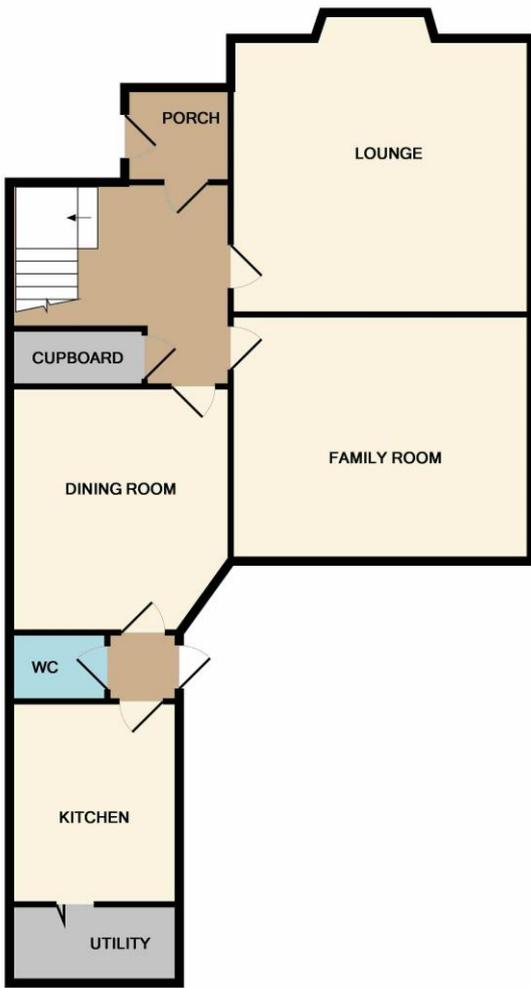












GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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 operability or efficiency can be given
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