Connelly & Yeoman
Solicitors Estate Agents

24 Arbirlot, Arbroath, DD11 2NX

TERRACED COUNTRY COTTAGE

Key Features

- Enviable location
- Private rear garden
- Double glazing
- Electric heating

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OFFERS AROUND

£165,000

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Property **Description**

VESTIBULE: Enter through a substantial hardwood front entrance door with glazed panels leads into the Vestibule.

RECEPTION HALLWAY: A split pane glazed door gives access into the most attractive Reception Hallway. A stairway with leads to the upper floor accommodation. A door with glazed panels leads out to the rear garden.

LOUNGE: Approx. 15' 6" x 11' 2". This particularly charming bright and airy magnificent sized room that has tasteful decor. A large window with display sill, enjoys an outlook over the front. Solid wood mantle with hearth and multi fuel burning stove. Two recessed display alcoves with shelving. Panelled ceiling. Natural wood flooring.

DINING AREA: Approx. 15' 4" x 8' 8". A split pane glazed door leads into a beautifully presented and extremely spacious Dining Area. Understair cupboard. Ample space for table & chairs. Natural wood flooring.

KITCHEN: Approx. 10' 11" x 9'. A feature of this home is the splendid well appointed bright country, freshly decorated, Kitchen, of generous proportions. Fitted with base units in a Cream colour. Wooden coloured accessories. Wine display racks. Ample worktop surfaces in a solid wood finish. Contrasting wall tiles. Stainless steel sinktop with mixer tap. Rear facing windows with display sills. Incorporating ceramic hob and double electric oven. Stainless steel splashback. Integrated fridge, freezer, dishwasher, automatic washing machine & tumble dryer.

UPPER FLOOR: Landing.

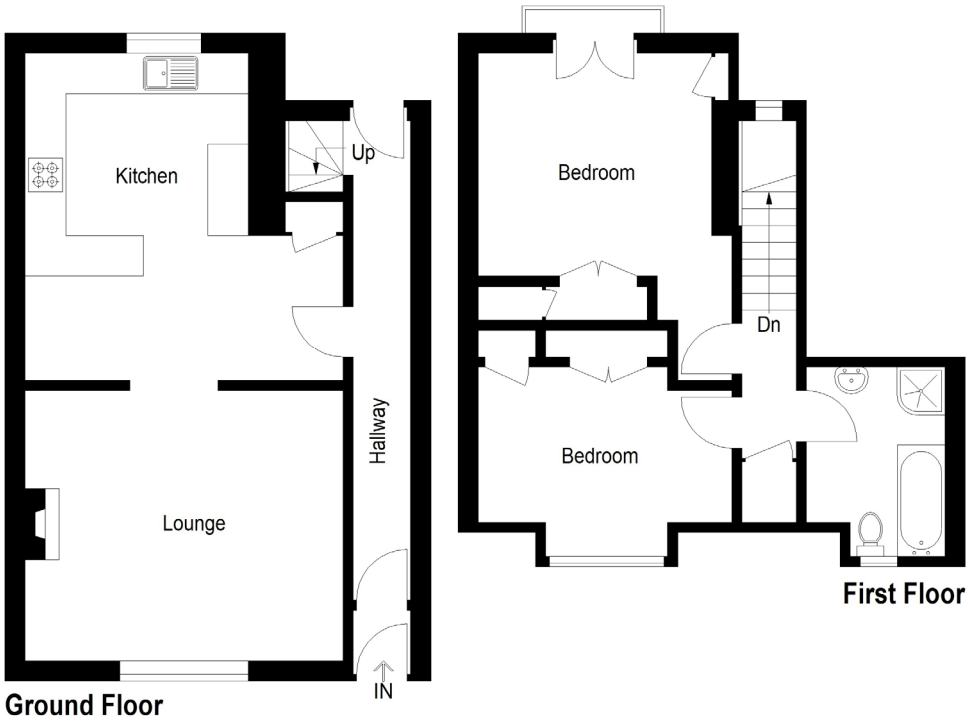
BEDROOM 1: Approx. 11' 6" x 10' 6" . This most impressive generously proportioned bedroom has tasteful décor. A window has en enviable outlook towards the rear of the property. Double fitted wardrobe. Store cupboard. Large french windows lead out to the Juliette Balcony. Downlighters.

BEDROOM 2: Approx. 12' 11" x 9' 8". A delightful well presented spacious double bedroom that has been recently decorated. A window has an outlook over the front, towards the Church. Double fitted wardrobe. Useful shelved cupboard. Downlighters.

BATHROOM: Approx. 9' 4" x 6' 2". Stunning Bathroom with new three piece White suite. Separate curved tiled shower enclosure. Beautiful matching tiling complements the suite. Bathroom accessories. Window. Wall mounted chrome coloured towel radiator. Tiled floor.

OUTSIDE: To the rear is a wonderful magnificent well stocked mature and very private tiered easily maintained garden that is laid out attractively in beautiful assorted trees, shrubs, bushes and flowers with pathway running through with a shed. In addition, there is a paved area with a log store included. External lighting. Outside tap connection.

Property Professionals



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