



**22 ADDISON PLACE,
ARBROATH DD11 2AX**

**SEMI DETACHED
VILLA**



Key Features

- Situated in an enviable position to the West End of the town
- Blend of traditional and contemporary finishes • Gas central heating and double glazing
- Lovely decked BBQ area and an attractive summer house



OFFERS OVER
£240,000

Property Description

This charming substantial stone built SEMI DETACHED VILLA provides spacious family accommodation on two levels, and is ideally situated in an enviable position to the West End of the town. Presented to a high standard this stylish home enjoys a blend of traditional and contemporary finishes, including tasteful modern décor, a well appointed kitchen, luxurious family bathroom and shower room. Whilst still retaining many beautiful characteristic features, notably the intricate plasterwork detail on the ceilings and cornices. The property enjoys the benefits of gas central heating and double glazing. An easily maintained garden to the front is laid out neatly with coloured chipped stones, trees, shrubs and bushes and a pathway leads to the front door. A wrought iron gate give access to the rear, fully enclosed, walled garden that is laid out attractively with a monoblock sunny seating area, with steps up to a slightly raised lawn with a lovely decked BBQ area and an attractive summer house. There are also two brick outhouses, external lighting, and an outside water tap.

ACCOMMODATION:

Ground Floor:

Vestibule, Reception Hallway, Lounge, Family Room, Kitchen with Dining Area, Utility Room & Shower Room.

Upper Floor:

3 Bedrooms, Single Bedroom/Home Office & Family Bathroom.

VESTIBULE:

Enter through substantial front entrance door into the attractive vestibule with the original decorative quarry tile floor, wall panelling, a cupboard housing the electric fuse box and meter, and corniced ceiling.

RECEPTION HALLWAY:

A hardwood opaque glazed door, with coloured stained glass side window leads into the spacious and welcoming reception hallway which features splendid corniced ceiling with an ornate centre piece, a wooden balustrade stairway leading to the upper floor, with understair storage cupboards, wooden flooring and a radiator.

LOUNGE:

Approx. 13'5 x 19'4. This is a particularly charming bright and airy lounge decorated in modern neutral tones with a large bay window overlooking the front of the property. There is an original ornate corniced ceiling and centre piece with picture rail, a shelved alcove with under storage cupboard, and an attractive traditional fireplace with tiled inlay and hearth incorporating a gas fire, original wooden floor and a radiator.

FAMILY ROOM:

Approx. 10' x 12'9. A beautifully presented family room with a rear facing window, and a feature cast iron fireplace, with tiled hearth and wooden surround incorporating an open fire. There is a shelved storage cupboard, corniced ceiling, wooden flooring, and a radiator. Open into the kitchen/dining area.

KITCHEN/DINING ROOM:

Approx. 11'3 x 19'5. A feature of this home is the splendid well-appointed kitchen which is fitted with base and wall units with coordinating work surfaces incorporating a Belfast style sink with mixer tap. There is a Range style cooker with double oven, grill and 5 burner gas hob and hotplate with a double extractor hood above. There is an integrated dishwasher and space for a fridge freezer. The dining area has lovely co-ordinating décor and provides ample room for furnishings. There is a shelved alcove with under storage cupboard, corniced ceiling, picture rail, and a beautiful French door with 'fan' shaped leaded glass window to the top with two matching side screens which overlook and give access into the garden. Two modern vertical radiators.

UTILITY ROOM:

Approx. 9' 3" x 6'. Fitted with base and wall mounted units with coordinating work surfaces incorporating a Belfast style sink with mixer tap. There is plumbed space for an automatic washing machine and space for a tumble dryer, display shelving, wooden flooring, the gas central heating boiler and a door leading out into the rear garden.



SHOWER ROOM:

Approx. 7' 7" x 4'. A well presented modern tiled shower room with white w.c. and wash hand basin with a walk in shower enclosure with curved screen incorporating a power shower. There is a heated towel radiator, vanity shelf, Velux roof window, tiled floor and extractor.

UPPER HALLWAY:

The stairway leads to the spacious upper hallway with all rooms leading off. There is a rear facing Velux window, access into the loft space and a radiator.

FAMILY BATHROOM:

Approx. 9'6" x 6' 3". Well presented family bathroom comprising of a three piece white suite, including a free standing roll top bath with shower to tap. There is tiled flooring, bathroom fittings and a radiator.

BEDROOM 1:

Approx. 13'2 x 14'8. A very charming bedroom that has been decorated to an exceptionally high standard with a large front facing bay window, access into the eves and a radiator.

BEDROOM 2:

Approx. 10'4 x 15'7. A beautifully presented bedroom with a large rear facing bay window, and a radiator.

BEDROOM 3:

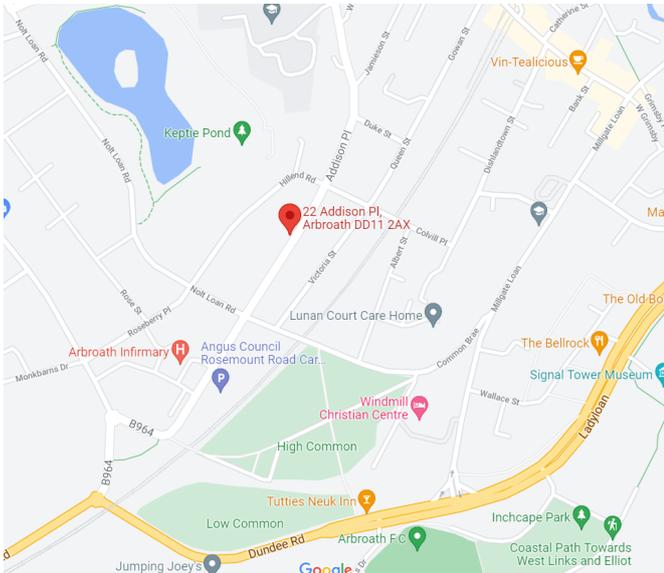
Approx. 8'3 x 10'6. A delightful generously proportioned front facing bedroom with a radiator.

SINGLE BEDROOM/HOME OFFICE:

Approx. 5' x 9'6. This is an ideal single bedroom/home office with a rear facing window and a radiator.



Property Professionals



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