



26 ADDISON PLCE, ARBROATH, DD11 2AX

SEMI DETACHED VILLA



Key Features

- Set in a much sought after location to the West End of Arbroath
- Immaculately presented family home • Adorned with many traditional features.
- Enclosed front & rear gardens with decked entertainment area, hot tub and summerhouse



4 2 2



OFFERS OVER

£245,000

Property Description

This is an impressive traditional SEMI DETACHED VILLA located within a highly desirable West End location of Arbroath ideally placed for easy access to both Primary and Secondary schools, health and leisure facilities as well as the main East Coast railway line and A92 making it ideal for commuting to many nearby Angus towns as well as Dundee and Aberdeen. The property is presented to a very high standard and has the benefit of many bright, spacious, versatile rooms ideal for todays modern family. Presented in move-in condition with high quality flooring, carpets and curtains included in the sale, with some furnishings available by separate negotiation. Outside is an enclosed garden to the front laid out neatly with established shrubs. To the rear is an easy to maintain garden with a raised decked entertainment area, hot tub, summerhouse with Astro turf area. There is also an outhouse with power and light, an outside water tap and power point.

ACCOMMODATION:

Ground Floor:

Reception hallway, lounge, living room/bedroom 4, Kitchen, sunroom/dining room, utility area, Shower room.

Upper Floor: Family bathroom, 3 bedrooms.

VESTIBULE:

Entry is via double doors into the vestibule with original quarry tiled flooring and access via a double glazed door into the hallway.

RECEPTION HALLWAY:

An impressive welcoming hallway adorned by original features including ornate cornicing, ceiling rose, deep skirtings and a wooden balustrade staircase leading to the upper floor, finished with Camaro flooring and a radiator.



Property Description

LOUNGE:

Approx. 17' x 17'10. This is a most impressive, and spacious lounge with a feature cast iron fireplace, with ornate tiled inlay and hearth, with a wooden surround incorporating a living flame fire, original ornate corning, ceiling rose, deep skirtings and finished with hardwood flooring. There is a shelved alcove, TV and telephone points and a radiator.

LIVING ROOM/BEDROOM 4:

Approx. 14'9 x 13'. A spacious rear facing room which is presently utilised as a dining/family room but could be a cosy sitting room or 4th bedroom. There is a shallow shelved cupboard, laminate flooring, a picture rail, TV point and radiator. A door gives access into the kitchen.

INNER HALLWAY WITH UTILITY AREA:

A useful utility area with shelving and storage space.

KITCHEN:

Approx. 15'8 x 11'8. An impressive kitchen fitted with a range of modern base and wall units with under unit lighting and coordinating work surfaces incorporating a stainless-steel sink with mixer tap. There is a stainless steel electric oven, a gas hob with a stainless steel extractor above and an integrated dishwasher, and fridge freezer and plumbed space for an automatic washing machine. There is a breakfast seating area, access into the garden, a side facing window and Camaro flooring, and an arch leading into the dining/family room.

SUNROOM/DINING ROOM:

Approx. 12'2 x 9'5. A spacious dining/family room with ample room for furnishings with patio doors leading out into the rear garden, and two side facing Velux windows, Camaro flooring, wall lights and a radiator.

SHOWER ROOM: Approx. 4'6 x 8'6. An impressive recently upgraded shower room finished with modern wet wall, fitted with a two piece white suite and a separate shower cubicle housing an electric shower. There is a heated towel rail, spotlights to the ceiling and bathroom fittings.



SPLIT LEVEL STAIRCASE LEADING TO THE UOPER FLOOR:

Access into the family bathroom, a stain glass hatch giving access into the loft and a radiator.

FAMILY BATHROOM:

Approx. 7'2 x 7'6. Bright spacious bathroom with a rear facing window and a three piece white suite with a modern vanity unit incorporating the wc and wash hand basin, and a corner bath with an over the bath power shower. The bathroom is finished with modern tiling, with a radiator, and bathroom fitments.

BEDROOM 1: Approx. 11'7 x 13'9. A spacious rear facing bedroom with a bay window, a double shelved and hanging wardrobe with sliding mirror doors, laminate flooring, access into the eaves, and a radiator.

BEDROOM 2:

Approx. 11'9 x 14'10. A delightful front facing bedroom with a bay window and a triple shelved and hanging wardrobe with sliding mirror doors, laminate flooring, and a vertical modern radiator.

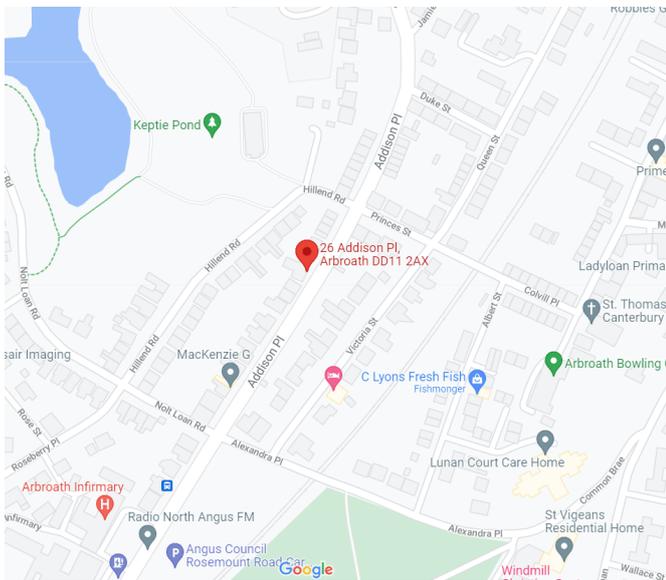
BEDROOM 3:

Approx. 7'10 x 9'8. A front facing bedroom with a double shelved and hanging wardrobe with sliding mirror doors, laminate flooring and a radiator.





Property Professionals



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