



7c SALISBURY PLACE,
ARBROATH, DD11 2AD

DETACHED VILLA



Key Features

- Within a very popular residential area.
- A spacious family home set within generous mature garden grounds.
- Driveway providing parking leading to the garage. • Gas central heating & Double glazing.



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OFFERS OVER

£290,000

Property Description

This unique, spacious DETACHED VILLA is set within a very popular residential area of Arbroath with easy access into the town centre and within walking distance of the train and bus station as well as the seafront. This family home must be viewed to appreciate the bright spacious rooms and impressive outside space. There is an integral garage which can be accessed also from the Utility Room. To the front a mono block driveway provides parking for two cars and a paved pathway takes you all around the property. The gardens have been thoughtfully laid out with areas of lawn, well established shrubs, bushes and trees. This property must be seen to fully appreciate the space and versatility which it can offer.

ACCOMMODATION:

Ground Floor:

Hallway, Lounge, Master Bedroom, W/C, Further Bedroom, Family Bathroom, Kitchen, Utility Room, Rear Hallway.

Upper Level:

2 Bedrooms, Shower Room, Office/Study, Floored Attic.

HALLWAY:

This is a spacious welcoming hallway with a storage cupboard and original parquet flooring.

W/C:

Approx: 6'4" x 3'8". Fitted with 2 piece white suite and chrome wall mounted towel radiator. Fully tiled with quarry floor tiling. Window.

LOUNGE:

Approx. 17'3" x 15'3". This is a lovely, bright, spacious lounge which has a window overlooking the front and a further window with views to the side of the property. Electric fire with stone effect surround. The beautiful parquet flooring continues from the hallway.

UTILITY ROOM:

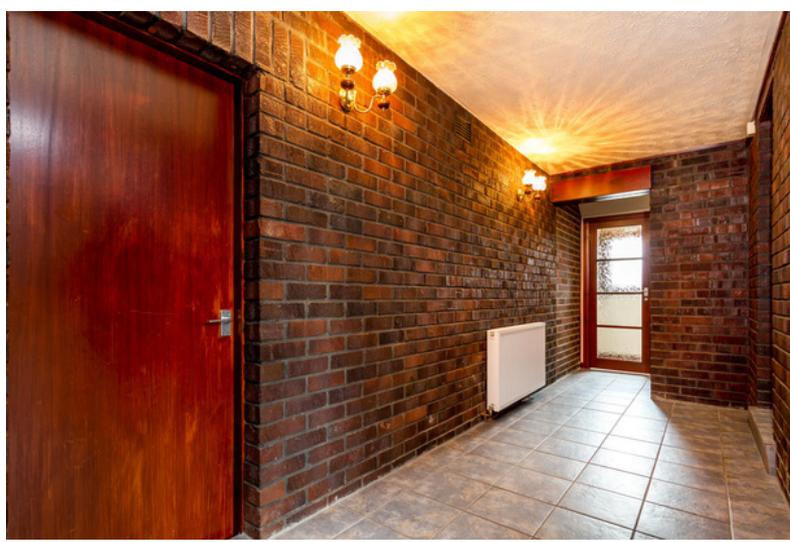
Approx. 8'11" x 9'3". Great sized room which would accommodate all white goods. Ample built in storage. Sink and Drainer. Quarry tiled floor. Window overlooking the rear. Door leads into the garage.

KITCHEN:

Approx. 15'5" x 8'10". The kitchen overlooks the rear garden and is fitted with base units. There is an electric oven, built in grill and gas hob. Plenty space for table and chairs. Fully tiled with quarry floor tiling continuing. Window looks out over the rear of the property.

FAMILY BATHROOM:

Approx. 8'7" x 7'5". A spacious family bathroom with a 3 piece suite, vanity area and built in storage. Partially tiled with 2 wall mounted chrome towel radiators. Window.



MASTER BEDROOM:

Approx. 16'2" x 13'4". A spacious master bedroom with a large amount of built in storage. A window has a view out to the gardens at the side of the property and there is a corniced ceiling.

BEDROOM 2:

Approx. 10'6" x 8'11". A generous sized double bedroom with a front facing window and wood panelling. Built in drawers and wardrobe with further storage above.

REAR HALLWAY:

A door leads out to the garden from this fantastic area which would be ideal for coming in from outdoors with dogs/kids. Quarry floor tiling throughout and huge amount of built in storage.

A further cloakroom, with a front facing window, leads off from this area, Approx 8'3" (at the longest)x 3'3"

UPPER LEVEL:

OFFICE/STUDY:

Approx. 7'11" x 4'11". Versatile space which could be used as an office or study. Door leads into the extensive 'T' shaped floored attic which has power and light.

BEDROOM 3:

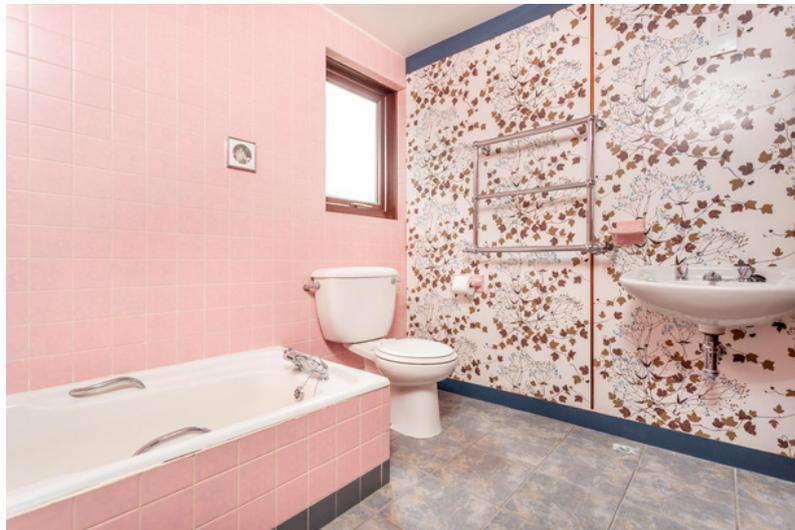
Approx. 10'4" x 9'6". An attractive double bedroom with a radiator and views over the front of the property.

BEDROOM 4:

Approx. 16'2" x 9'6". A spacious rear facing room with a suite of built in wardrobes which have mirrored sliding doors. Downlights.

SHOWER ROOM:

Approx. 9'5" x 4'11". This shower room is fitted with a two piece suite and a separate shower. Built in storage cupboards. Roof window.



Property Professionals



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.

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