



REAY HOUSE, ST VIGEANS, ARBROATH, DD11 4RA

DETACHED VILLA



Key Features

- Set within a very desirable location.
- A traditional style family home set within extensive grounds.
- Offering excellent potential.
- Numerous out buildings.
- Oil central heating.



OFFERS OVER
£200,000

Property Description

A unique opportunity has arisen to purchase this TRADITIONAL DETACHED VILLA which is located in the very popular St Vigeans area, a short distance from all amenities and service in Arbroath. The property requires a degree of upgrading yet offers an excellent opportunity for development and is set within extensive garden grounds with numerous out buildings, many with power and light, driveway, two garages and mature garden with fruit trees and greenhouse.

ACCOMMODATION:

Vestibule, Hallway, Lounge, Kitchen, Dining Room, 2 Bedrooms, Shower Room

VESTIBULE AND HALLWAY:

Entry is into a vestibule with access into a hallway with pantry and radiator.

LOUNGE:

Approx. 13' 11 x 12'10. Rear facing looking onto the garden, with alcove and radiator. Door leading into a side hallway.

KITCHEN:

Approx. 12'3 x 9'8. Front facing with base and wall units, stainless steel sink and a radiator.

DINING ROOM:

Approx. 13'10 x 9'9. Rear facing with the oil central heating boiler, shelved alcove, and radiator.

REAR HALLWAY:

Stairway leading to the upper floor, a radiator and access into a rear porch which gives access into the rear garden.

SIDE HALLWAY:

Front facing hallway with access into the lounge, and garage.

GARAGE

Approx. 19'11 X 15' With double doors, power and light and access into the house.

WORKSHOP:

Approx. 13'9 X 6'10 . With power, light and storage shelving.



UPPER HALLWAY:

A front facing window, a cupboard housing the electric meter and fuse box, under stair storage cupboard, a radiator and stairway to the upper floor.

BEDROOM 1:

Approx. 19'1 x 13'10. An exceptionally spacious bedroom with front and rear facing windows, an alcove and 2 radiators.

BEDROOM 2:

Approx. 13'11 x 13'2. A spacious rear facing bedroom overlooking the garden with sink and radiator.

SHOWER ROOM:

Approx. 14'4 x 5'10. Front facing with wc, wash hand basin and a shower cubicle housing an electric shower. bathroom fitment and a radiator.

TOP FLOOR HALLWAY:

A walk-in cupboard with rear facing window and access into the eaves and a second storage cupboard.

ATTIC ROOM 1:

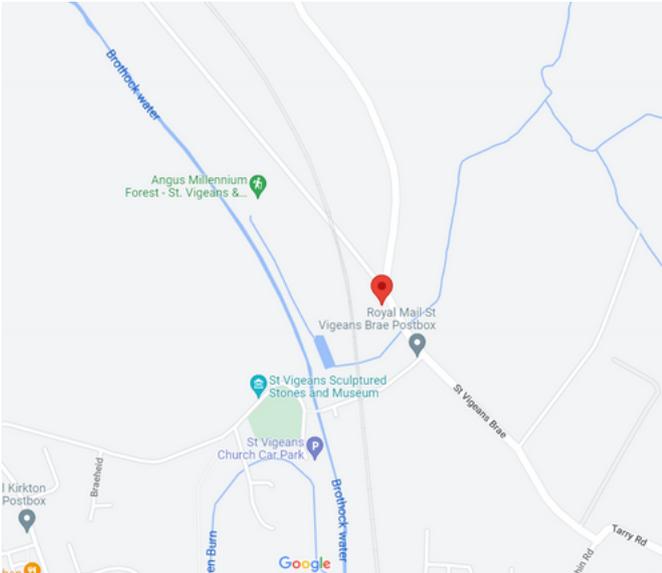
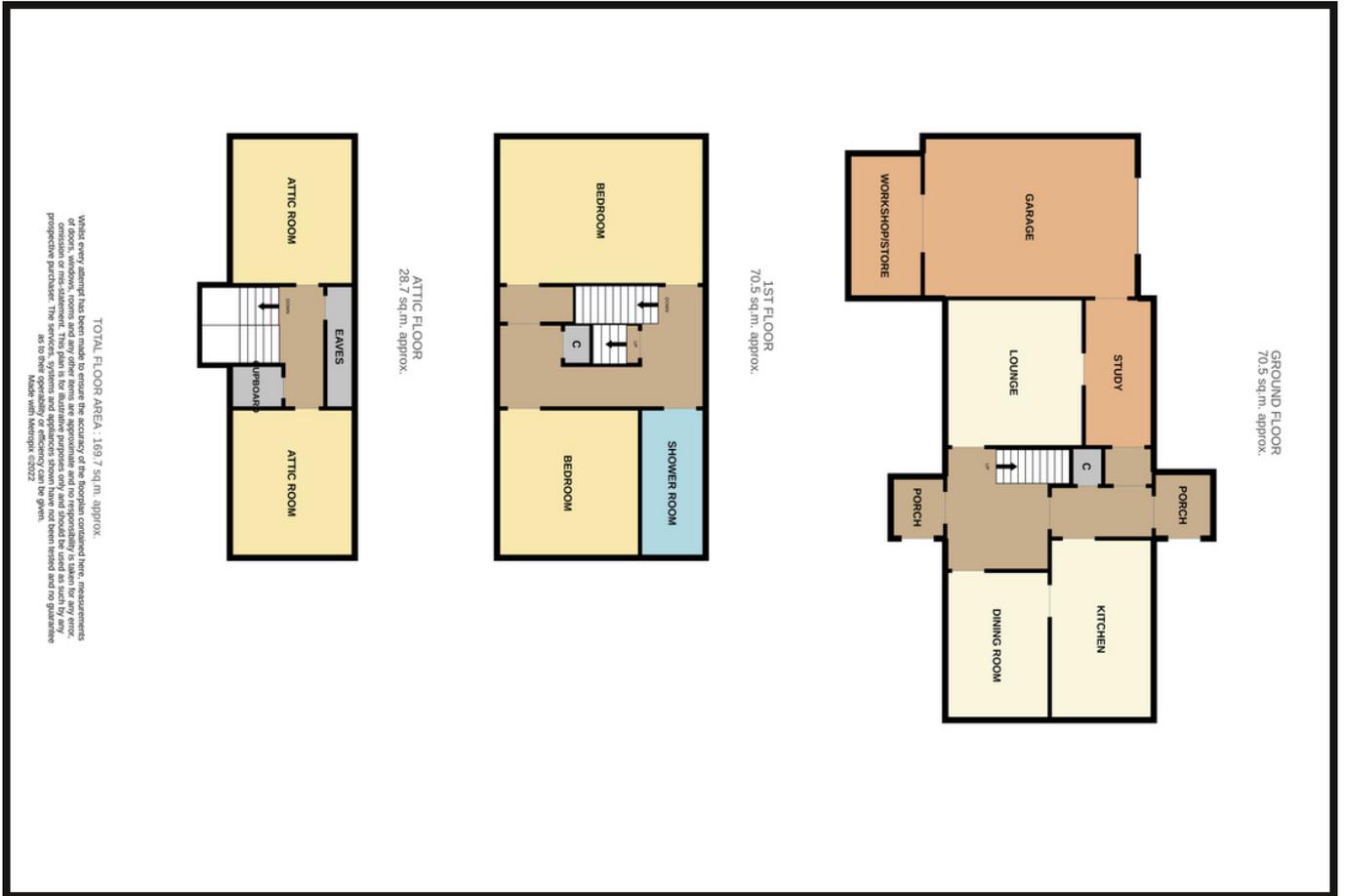
Approx. 12'4 x 10'2. With side facing window, sink and radiator.

ATTIC ROOM 2:

Approx. 14'8 x 7'4. Side facing window, storage space and shelving and a radiator.



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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