



15 QUEEN STREET, ARBROATH, DD11 2BJ

SEMI DETACHED VILLA



Key Features

- Set within a popular central location
- A traditional, spacious immaculately presented home
- Gas central heating & Double glazing.
- Enclosed rear garden with patio, lawn, decking & pergola.



OFFERS OVER
£175,000

Property Description

This deceptively spacious SEMI DETACHED VILLA must be viewed to appreciate the size and quality of accommodation on offer. Set within an ideal central location, close to all local amenities including rail and bus stations. The property offers bright spacious rooms and has been decorated in calming neutral tones complimenting the original features which include beautiful ornate cornicing. Gas central heating and double glazing enhance this property which includes a spacious lounge, with sunny conservatory, a well appointed kitchen, 3 bedrooms and a quirky bathroom. Outside there is a secluded garden to the rear which has been laid out neatly with a lawn, patio and decking with a pergola. A stone outhouse provides storage and a link gate gives access to the front of the property. A superb example of a period property which has been maintained and decorated by the current owner to a high standard.

ACCOMMODATION:

Hallway, Lounge, Dining Room, Conservatory, Kitchen, 3 Bedrooms, Family Bathroom.

HALLWAY:

Entry is via a substantial front door into this spacious and extremely attractive, welcoming hallway with wooden flooring and stunning ornate cornicing and ceiling rose. Painted wood panelling to dado height. Under stair storage cupboard and door leads outside to the side of the property.

DINING ROOM:

Approx. 13'2" x 11'10". A beautifully presented room which has ample space for a dining table and chairs. A window overlooks the front and there is wood effect flooring. Fireplace with tiled hearth, inlay and electric fire, corniced ceiling and recess with display shelving and storage below. Open to the lounge.

LOUNGE:

Approx. 13'5" x 11'3". This is a cosy, bright room of great proportions which has had a superb wood burner installed. A further recess with shelving and storage enhances this room as does the ornate cornicing. Double glazed doors lead into the conservatory,

CONSERVATORY:

Approx. 11'2" x 7'7". A lovely addition is this conservatory with views over and doors leading out to the garden. Tiled effect laminate flooring.

KITCHEN:

Approx. 9'9" x 5'3". A feature of this home is the splendid well-appointed kitchen which has been fitted with modern base and wall units with wood effect work surfaces. A gas hob with extractor above and stainless steel splashback along with ovens and integrated microwave and wine cooler. Wood effect flooring. Window with large display sill overlooks the rear.

BEDROOM 1:

Approx. 10'4" x 8'. A versatile room which overlooks the front and there are quirky original working shutters at the window. Cornicing and wood flooring continues.



UPPER HALLWAY:

A spacious upper hallway with access to a large storage cupboard. Window.

MASTER BEDROOM:

Approx. 20'8" x 12'5". A gorgeous room which has been tastefully decorated and furnished. Built in storage cupboard, bay window overlooking the front and wooden flooring.

BEDROOM 3:

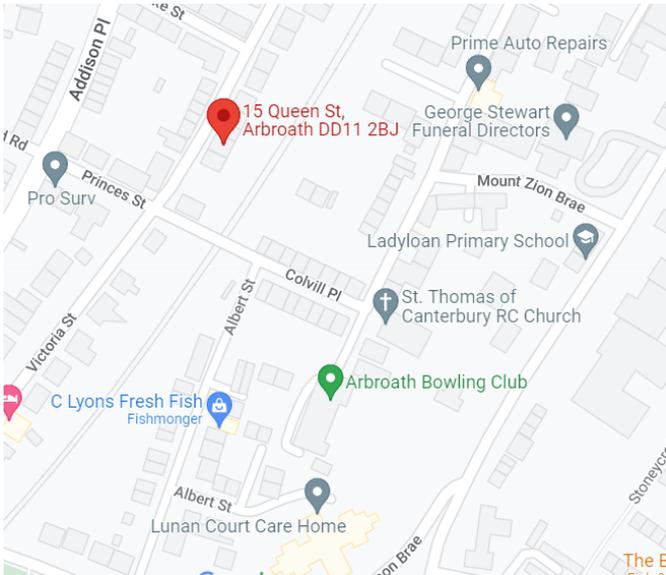
Approx. 11'x 7'11". Front facing bedroom with neutral decor and wood panelling to dado height.

FAMILY BATHROOM:

Approx. 11'9" x 7'10" A generous family bathroom with a 3 piece white suite comprising of free standing deep bath, w/c and wash hand basin with vanity below. Separate shower enclosure with wet wall. Painted wood panelling to dado height and limed original wooden floorboards. Downlights. Window. Built in storage cupboard with double doors.



Property Professionals



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