



10 QUEEN STREET, ARBROATH, DD11 2BJ

MID TERRACED VILLA



### Key Features

- Set within a popular central residential location.
- A traditional style family home of generous proportions and in immaculate order.
  - Gas central heating & Double glazing.
- Beautiful country cottage style garden which is fully enclosed.



C

3

2

2



OFFERS OVER

**£210,000**

# Property Description

This is an immaculately presented, traditional MID TERRACED VILLA which has deceptively spacious accommodation on two levels. The property is located within a very popular area to the West End of town and viewing is highly recommended to fully appreciate the space and quality of finishings which are on offer. This beautiful adaptable family home has been maintained and decorated by the current owner, in a mixture of modern and traditional colours, and has the benefit of gas central heating and double glazing. This generous sized home has a stunning large lounge, a beautiful breakfasting kitchen with doors leading out to the enclosed garden. There is a conveniently located 4th bedroom/snug and shower room on the ground floor, with 3 further bedrooms and the family bathroom on the upper floor. The rear garden has been thoughtfully laid out with a gorgeous array of flowers, shrubs and bushes and has a lawned and patio area. A shed is to be included.

This is a superb example of a traditional property which must be seen.

## ACCOMMODATION:

Vestibule, Hallway, Spacious Lounge, Breakfasting Kitchen, Shower Room, Snug/Bedroom 4.

UPPER FLOOR: 3 Bedrooms and Family Bathroom.

## VESTIBULE:

Enter through a substantial front entrance door into the vestibule which has quarry tiled flooring.

## HALLWAY:

This is a bright, welcoming hallway with a large under stair storage cupboard and quality wood flooring.

## LOUNGE:

Approx. 19'6" x 13'5". A stunning, immaculately presented, generous sized lounge with front facing windows. A feature fireplace with traditional wood surround and tiled inlay. Picture rail and ornate cornicing. Recessed alcove with shelving and storage below. Wood flooring continues.

## SNUG/BEDROOM 4:

Approx. 12'8" x 11'10". Versatile rear facing room which is currently being used as a sitting room/office. Wood burning stove and cornicing. Shelved recess.

## SHOWER ROOM:

Approx. 6'4" x 3'10". A lovely, fresh shower room which has been fitted with 2 piece white suite with vanity units below wash hand basin. Shower cubicle has modern tiling. Downlights, wood effect flooring and chrome wall mounted towel radiator.

## BREAKFASTING KITCHEN:

Approx. 15'8" x 13'10". A feature of this home is the stunning, well-appointed kitchen which has a side facing window and doors which lead out to the garden. The kitchen is fitted with base and wall mounted units in a grey finish with contrasting work tops in a deep walnut effect. Incorporating a Belfast sink, electric oven, gas hob with extractor hood above, an integrated dishwasher and fridge freezer. Plumbed for washing machine. Ample space for table and chairs with feature lighting above. Wood flooring continues. Downlights.



**UPPER FLOOR LANDING:**

A stairway leads to upper floor accommodation where there is a large linen cupboard, with window, which houses the 4 year old boiler.

**BEDROOM 1:**

Approx. 11'8" x 8'6" Bright bedroom with large window overlooking the front and neutral decor.

**BEDROOM 2:**

Approx. 11'10" x 11'9". An generous sized double bedroom with a front facing window and built in double wardrobes with sliding doors.

**BEDROOM 3:**

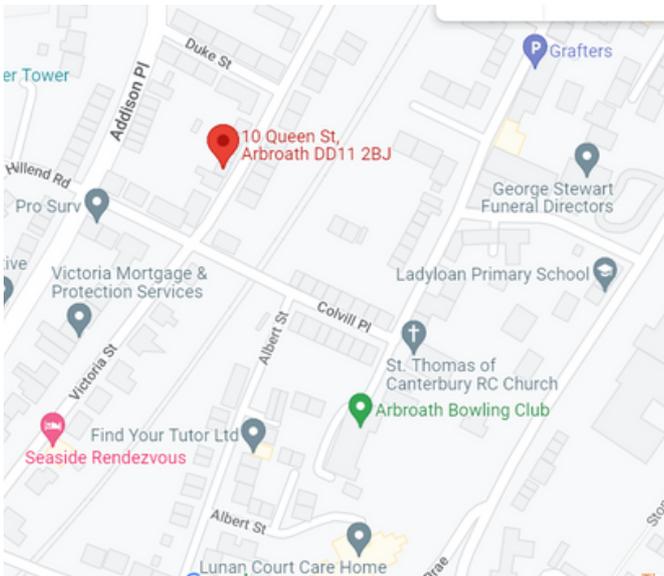
Approx. 11'9" x 9'7". A well presented bedroom with two rear facing windows and fresh decor.

**FAMILY BATHROOM:**

Approx. 13'8" x 3'4". A beautifully presented, fully tiled, family bathroom with 3 piece white suite and vanity units under wash hand basin in a wood grain finish. Chrome wall mounted towel rail and 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.

**Connelly & Yeoman**  
Solicitors Estate Agents

**tspc**

Connect with us

