



**6 ALEXANDRA PLACE, ARBROATH,
DD11 2BQ**

**TRADITIONAL SEMI
DETACHED VILLA**



Key Features

- Set within a very desirable West End location of Arbroath.
- Extremely attractive traditional property of generous proportions.
- Adorned with many original features
- Mature garden grounds, driveway and garage.



5 3 4



OFFERS OVER

£345,000

Property Description

Located within the extremely desirable West End area of Arbroath this TRADITIONAL SEMI DETACHED VILLA offers exceptional accommodation with delightful period features, mature garden grounds and also enjoys a delightful outlook over open parkland towards the East Coast beyond. Decorated in neutral tones with gas central heating and double glazing this immaculately presented family home offers spacious adaptable rooms and comprises of a spacious lounge, impressive drawing room, dining room, well equipped kitchen with utility area, 5 double bedrooms, two with en-suite shower rooms, an additional shower room and family bathroom. There is also a large floored loft and ample storage. Outside the property has mature, well stocked garden grounds which are neatly laid out. To the front a driveway providing parking for several cars and leads to a single garage and to the rear the garden has been thoughtfully landscaped with a sunny patio area, neat lawn bordered by established shrubs and a lock block courtyard area with raised flower beds. There is a wooden shed, outhouse with light, power point and water tap. Viewing this exceptional family home is highly recommended to appreciate the style and size of accommodation on offer.



ACCOMMODATION:

Vestibule, reception hallway, lounge, drawing room, dining room, kitchen with utility area, 5 bedrooms (2 with en-suite), shower room & family bathroom. A large floored loft.

VESTIBULE:

Entry is into the vestibule which has original quarry tile flooring, ornate corning and picture rail. A glass panel door with glass side panel leads into the reception hallway.

RECEPTION HALLWAY:

A bright spacious welcoming hallway with an understairs storage cupboard, with light, a walk-in shelved and hanging cloak cupboard with light, original corning, two radiators and rear door into the courtyard garden.



Property Description

LOUNGE:

Approx. 14'8 x 21'9. This is a most impressive, spacious lounge with beautiful ornate cornicing, picture rail and ceiling rose with front facing bay window, and a feature fireplace with marble inlay and hearth with wooden surround incorporating a gas fire, TV point and 2 radiators.

DINING ROOM:

Approx. 11'7 x 12'7. Rear facing dining room with ample room for a table and chairs. There is a large walk-in shelved cupboard with light, a second shelved cupboard, and radiator.

INNER HALLWAY:

Approx. 6'9 x 11'3. A spacious inner hallway with a shelved storage cupboard, side facing window, spotlights to the ceiling and a radiator.

DINING KITCHEN:

Approx. 13'5 16'4. Recently upgraded this impressive dining kitchen is fitted with modern base and wall units with coordinating work surfaces incorporating a ceramic sink with mixer tap. There is a stainless steel electric oven, gas hob with extractor hood above, an integrated dishwasher and fridge. There is ample room for a dining table, a side facing window, rear facing Velux window and patio doors leading onto a sunny patio area. Adjoining the kitchen is a utility area.

UTILITY AREA:

Approx 5'8 x 11'5. Rear facing fitted with base units incorporating a stainless steel sink with mixer tap, plumbed space for an automatic washing machine and fridge freezer, and space for a tumble dryer. There is a storage cupboard and radiator.

BEDROOM 4:

Approx. 11'8 x 14'. A delightful, tastefully decorated, front facing bedroom with an alcove with cupboard housing the electric meter and fuse box, ornate cornicing, picture rail and deep skirtings, and a radiator.

BEDROOM 3:

Approx. 12'4 x 12'6. Rear facing double bedroom with ample room for furnishings, cornicing, picture rail, and a radiator.

SHOWER ROOM:

Approx. 9'9 x 5'5. Rear facing shower room comprising of wc, wash hand basin, and a separate shower cubicle finished with modern wet wall, housing an electric shower. There are spotlights to the ceiling, an Expelair, and a radiator.

REAR STAIRWAY:

A stairway with Velux window leads to bedroom 5.

BEDROOM 5 WITH EN-SUITE:

Approx. 13'6 x 10'3. Bright spacious double bedroom with side facing window, radiator and door into en-suite.

EN_SUITE:

Approx 4'9 x 4'7. Fitted with a coloured wc and vanity unit incorporating a wash hand basin with a tiled shower cubicle housing an electric shower. There are bathroom fittings, shaver point with light and an Expelair.



UPPER HALLWAY:

A wooden balustrade staircase leads to the upper floor and there is a stunning coloured rear facing window offering an abundance of natural light.

DRAWING ROOM:

Approx. 15'10 x 20'9. A unique and highly impressive drawing room finished with wood panel walls, stunning ornate ceiling and cornicing and ornate wood fireplace incorporating a gas fire with picture above. A large bay window offers a delightful open view over the park and there is wooden flooring, and radiator.

MASTER BEDROOM: Approx. 17'3 x 14'4. A generous size master bedroom with two front facing windows giving a delightful open outlook, ample room for furnishings, cornicing, picture rail and deep skirtings, wall lights and radiator.

EN-SUITE:

Approx. 5'3 x 4'9. Finished in wood panelling the en-suite has a coloured wc and wash hand basin and a shower cubicle housing an electric shower, bathroom fitments, ceiling window into the loft, and a radiator.

BEDROOM 2:

Approx. 12'6 x 13'5. A delightful side facing bedroom presented in immaculate order with cornicing and a radiator.

BATHROOM:

Approx. 11'8 x 7'5. A rear facing family bathroom comprising of a wc, wash hand basin, and bath with an over the bath electric shower finished with modern tiling with a heated towel rail, mirror with shaver point and light and bathroom fitments.

BOILER ROOM:

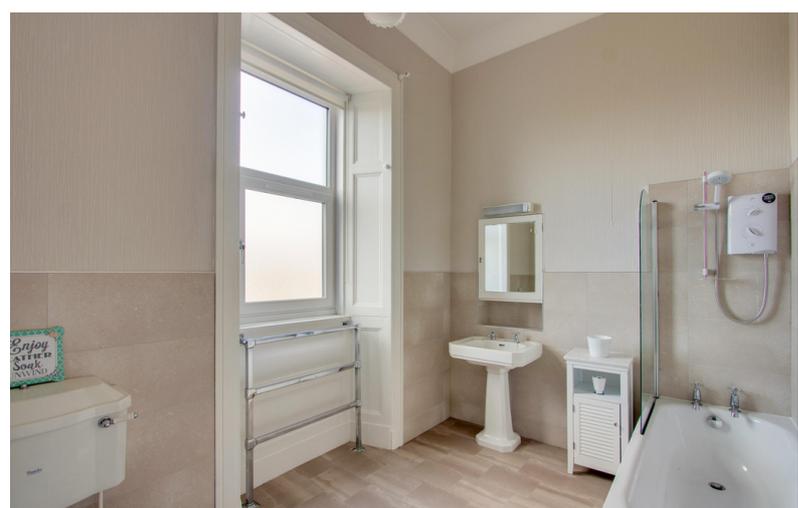
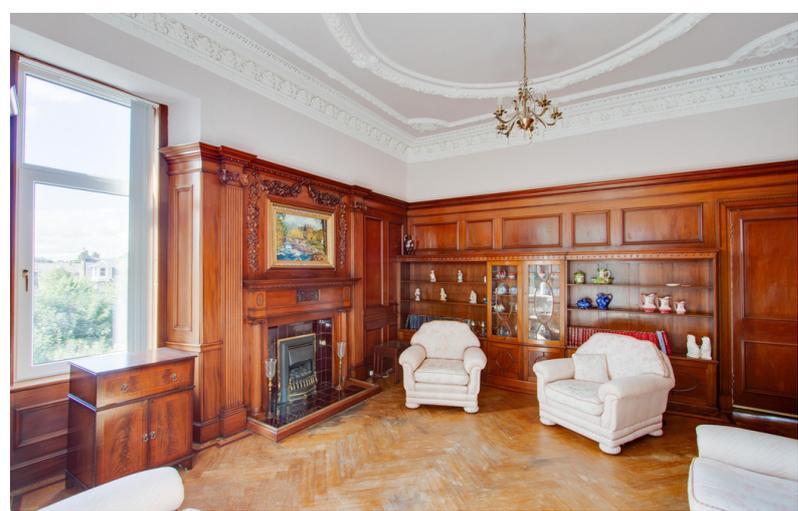
Approx 7'7 x 3'4. Housing the gas central heating boiler and water tank with shelving, ample storage and light.

LOFT:

Approx: 23'8 x 18'8. Accessed via a wooden stairway into this spacious loft with both front and rear facing Velux windows, power points and light with a large cupboard housing a water tank and a second wood panelled room with shelving and light. 7'7 x 6'10.

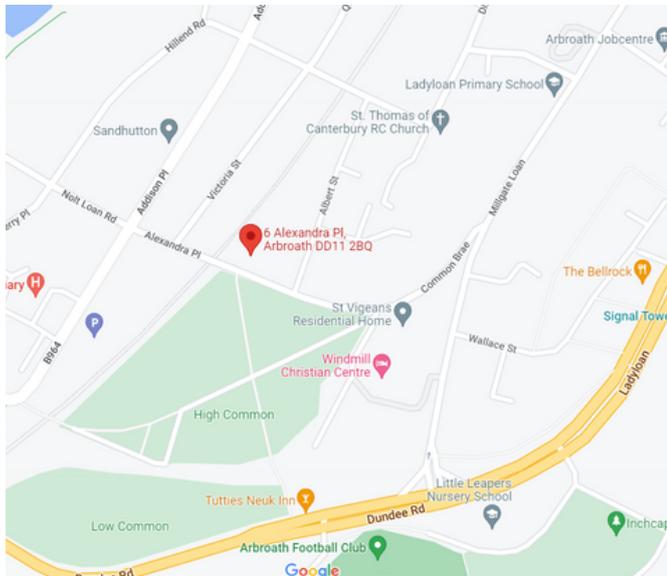
GARAGE:

Approx. 9' 15'. Accessed via the driveway with door leading into the rear garden and housing the gas meter.





Property Professionals



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