



6 PRINCES STREET, ARBROATH, DD11 2BL

SEMI DETACHED VILLA



Key Features

- Set within the popular West End.
- A traditional style family home of generous proportions
- Gas central heating & Double glazing.
- Enclosed rear garden with decking, BBQ and outhouses.



FIXED PRICE

£280,000

Property Description

This is a beautiful, immaculately presented, spacious and versatile family home.

An impressive SEMI DETACHED VILLA which is a substantial stone built property, set in the much sought after West End location and is within easy walking distance of all the usual local amenities. The property has been stylishly decorated to an exceptionally high standard throughout, with a mixture of contemporary and traditional with stunning period features still retained, notably, the intricate plasterwork detail on the ceilings, cornices and walls. The property benefits from Gas Central Heating and a boiler which is only one year old, Double Glazing, a well appointed Kitchen & fabulous Bathroom. To the front is a small, walled garden with railings and is laid out for ease of maintenance. To the rear is a mature, well kept, enclosed and private garden which is laid out neatly in lawn and has an assortment of trees, shrubs, bushes and flowers. Patio and decking areas provide relaxed seating areas and a built in stone BBQ is an added benefit. Two stone outhouses and a wooden shed are to be included in the sale. This is a fabulous property which will prove popular so early viewings are advised.

ACCOMMODATION:

Ground Level - Entrance Vestibule, Reception Hallway, Lounge, Bedroom, W/C, Dining Room, Kitchen, Utility Room, Mezzanine Level - Sitting Room, Family Bathroom.
Upper Level - 3 Bedrooms.

VESTIBULE & RECEPTION HALLWAY:

Enter through front entrance door into the vestibule which has corniced ceiling and tiled flooring.

A hardwood and glass door leads into the welcoming hallway which has tasteful decoration, corniced ceiling and wood effect flooring.

LOUNGE:

Approx. 16' x 13' 5". A superb sized room, decorated to an exceptionally high standard set off by the intricate, original corniced ceiling and ornate centre piece. Traditional style fireplace with marble hearth. Large picture window overlooking the front of the property. Oak effect flooring.

BEDROOM 1:

Approx. 14' 5" x 12' 9". This is another spacious, versatile room with a window overlooking the rear. Corniced ceiling, tiled fireplace and wood effect flooring enhance this room.

W/C:

Approx. 6' x 3' 5". Nice addition is this w/c which is fitted with a two piece white suite comprising of macerator w/c and wash hand basin. Downlights.

DINING ROOM:

Approx. 13' x 11'7". Bright and airy room with wood effect flooring and sliding French patio doors lead out to the garden. There is a large storage cupboard and ample space for dining table and chairs. Open to the kitchen.

KITCHEN:

Approx. 11' 1" x 10' 4". A well appointed kitchen which is fitted with units in a light oak colour with plenty worktop space. Stainless steel sink top with mixer tap and incorporating Double Oven & Electric Hob with Extractor Canopy over. Integrated Dish Washer and Fridge. Window overlooking the side of the property and downlights.

UTILITY ROOM:

Approx. 9' 4" x 4' 8". Plumbed for an automatic washing machine and space for other appliances. A window overlooks the garden to the side and a door leads out on to decking area.



SITTING ROOM:

Approx. 15' 3" x 8' 8". Versatile space which has beautiful décor and has been freshly carpeted. Window allows natural light to flow in and door leads to the family bathroom.

FAMILY BATHROOM:

Approx. 10' 6" x 8' 3". This is a superb, contemporary bathroom which is fully tiled with a walk in shower cubicle, stylish wash hand basin with vanity units below, w/c and stand alone roll top bath. Feature mirror with lights, downlights, window and under floor heating.

BEDROOM 2:

Approx. 14'9" x 13'. This is a bright, spacious bedroom which has been decorated to a high standard. A window overlooks the front of the property and there is a shelved cupboard, fitted wardrobes with sliding doors, fireplace, wood effect flooring and corniced ceiling and ceiling rose.

MASTER BEDROOM:

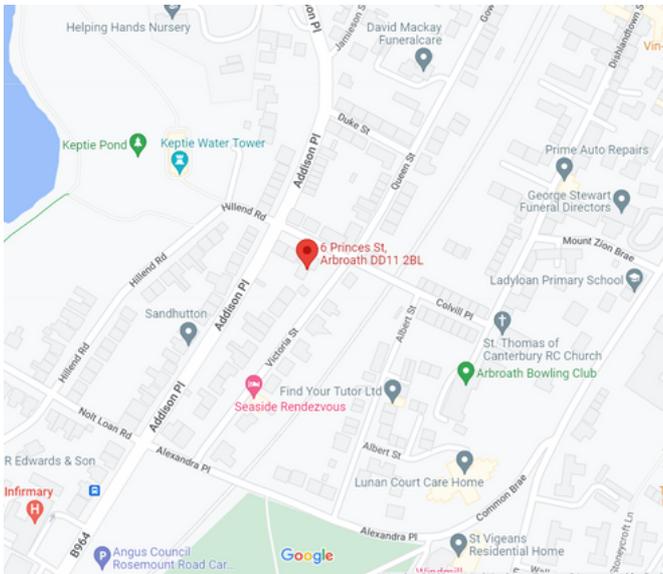
Approx. 14' 7" x 12' 11". A stunning room with natural light flooding in from a large rear facing window. Generously proportioned and has been recently decorated to create a beautiful bedroom. Set of good quality wardrobes are to be included in the sale. Wood flooring and traditional fireplace.

BEDROOM 4:

Approx. 8' 11" x 7' 11". This is a well presented, single bedroom which has an arched window overlooking the front of the property. Access to the large attic.



Property Professionals



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