



**12 SALISBURY PLACE, ARBROATH,
 DD11 2AE**

DETACHED VILLA



Key Features

- Set within a very desirable area of Arbroath.
- Impressive detached family home set within mature garden grounds
- Gas central heating and double glazing.
- Driveway leading to a detached double garage, summerhouse and greenhouse.



6 3 2



OFFERS OVER

£420,000

Property Description

This is a highly distinctive and much admired architecturally designed DETACHED VILLA which is set within in a sought after location to the West End of Arbroath, adjoining the 'Rest Garden'. Dating back to 1914, this spacious family home offers generous size accommodation set over three floors, with many charming original features, and is presented in excellent order with bright spacious rooms, many taking full advantage of views over the impressive garden grounds which surround the house. Benefitting from gas central heating and double glazing this spacious family home comprises of a lounge, living room, conservatory, dining room, dining kitchen, utility and conveniently located downstairs shower room, six bedrooms and a family bathroom. The property is surrounded by well stocked and neatly laid out garden grounds with a driveway providing off street parking leading to a detached double garage. The South facing garden to the front has a summerhouse and greenhouse, to the side are two outhouses.

The property is well placed for all local amenities and services including local Primary and Secondary schools, Angus College and has easy access onto the nearby A92 which leads to many surrounding Angus towns as well as Dundee and beyond, as well as the railway and bus stations.



ACCOMMODATION:

Lounge, Living Room, Conservatory, Dining Room, Dining Kitchen, Utility, Shower Room, 6 Bedrooms & Family Bathroom.

HALLWAY:

Approx. 10'4 x 17'5. Entry is into a welcoming entrance hallway where there is a cloak room with rear facing window. A glass panel door then leads into a spacious inner hallway with staircase leading to the upper floor, an alcove with under storage and a radiator.



Property Description

LOUNGE:

Approx. 15'8 x 18'5. Front facing looking onto the garden with wood panelled alcove featuring an open fire with tiled inlay and hearth, a shelved storage cupboard, and a radiator.

LIVING ROOM:

Approx. 19'8 x 14'9. Bright sunny room with side facing bay window and window looking into the conservatory. There is a marble fireplace with wooden surround incorporating a gas fire, and a radiator.

CONSERVATORY:

Approx. 17'9 x 9'10. Overlooking and giving access into the garden with ample room for furnishings and a tiled floor.

DINING ROOM:

Approx. 11' x 15'. A rear facing dining room with a bay window, a shallow shelved cupboard, feature arch alcove, Parquet flooring, and a radiator.

UTILITY ROOM:

Approx. 11'3 (at the widest) x 18'6 (at the longest). Side and rear facing utility with access into the side courtyard garden, fitted with base units incorporating a stainless steel sink, plumbed space for an automatic washing machine and housing the gas central heating boiler.

SHOWER ROOM:

Approx. 6'7 x 4'8. A tiled shower room with wc and wash hand basin and a shower cubicle housing an electric shower. There is an Expelair, shaver point and a radiator.

DINING KITCHEN:

Approx. 16'8 x 18'4. A spacious dining kitchen which is fitted with base and wall units with work surfaces incorporating a stainless steel sink with mixer tap. There is a gas cooker with extractor hood above, integrated fridge, freezer and dishwasher. There is a breakfast bar seating area and dining area with ample room for a table and chairs, stone floor, spotlights to the ceiling and two radiators. French doors leading out onto a sunny deck and garden beyond and there is a useful under stairs storage room with power points and light.



UPPER HALLWAY:

Access via a wooden balustrade stairway, with side facing window, to a spacious hallway with a shelved storage cupboard and a walk-in shelved and hanging storage cupboard.

BEDROOM 1:

Approx. 16'9 x 12'9. Bright spacious rear and side facing bedroom with ample room for furnishings, with a feature original fireplace with tiled inlay and wooden surround, and two radiators.

BEDROOM 2:

Approx. 14' x 14'9. A generous size bedroom with a shelved and hanging wardrobe, and radiator.

BEDROOM 3:

Approx. 15'6 x 15'4. Overlooking the garden with ample room for furnishings, a shelved and hanging wardrobe and a radiator.

FAMILY BATHROOM:

Approx. 8'6 x 10'5. A spacious family bathroom with side facing window fitted with a vanity unit incorporating with wash hand basin and wc, a bath with mixer tap and a separate shower cubicle housing a power shower. The bathroom is finished with tiling and a Parador ceiling with spotlights, bathroom fitments, tiled floor and a heated towel rail.

UPPER HALLWAY:

Access via a wooden balustrade staircase to the upper floor with a side facing window.

BEDROOM 4:

Approx. 13'5 x 10'8. Side facing bedroom with a shelved and hanging wardrobe, original cast iron fireplace and radiator. Access into a rear facing loft/storage room: Approx 10' x 10'9. with power and light.

BEDROOM 5:

Approx. 10'8 x 7'6. Bright sunny side facing bedroom with original cast iron fireplace, and radiator.

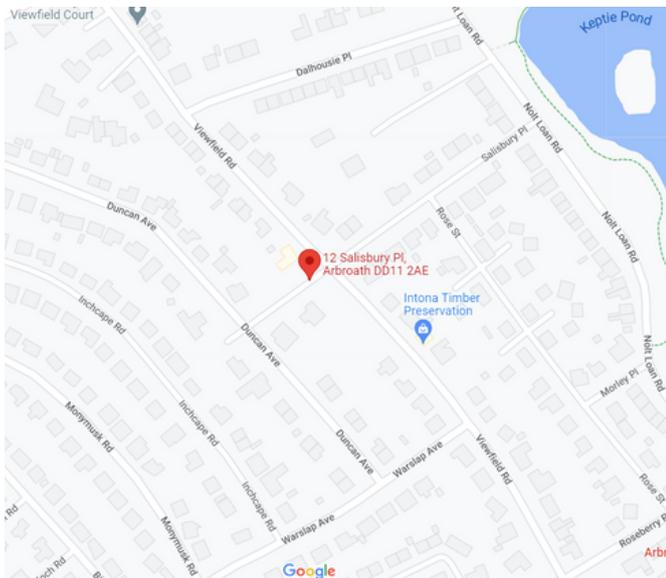
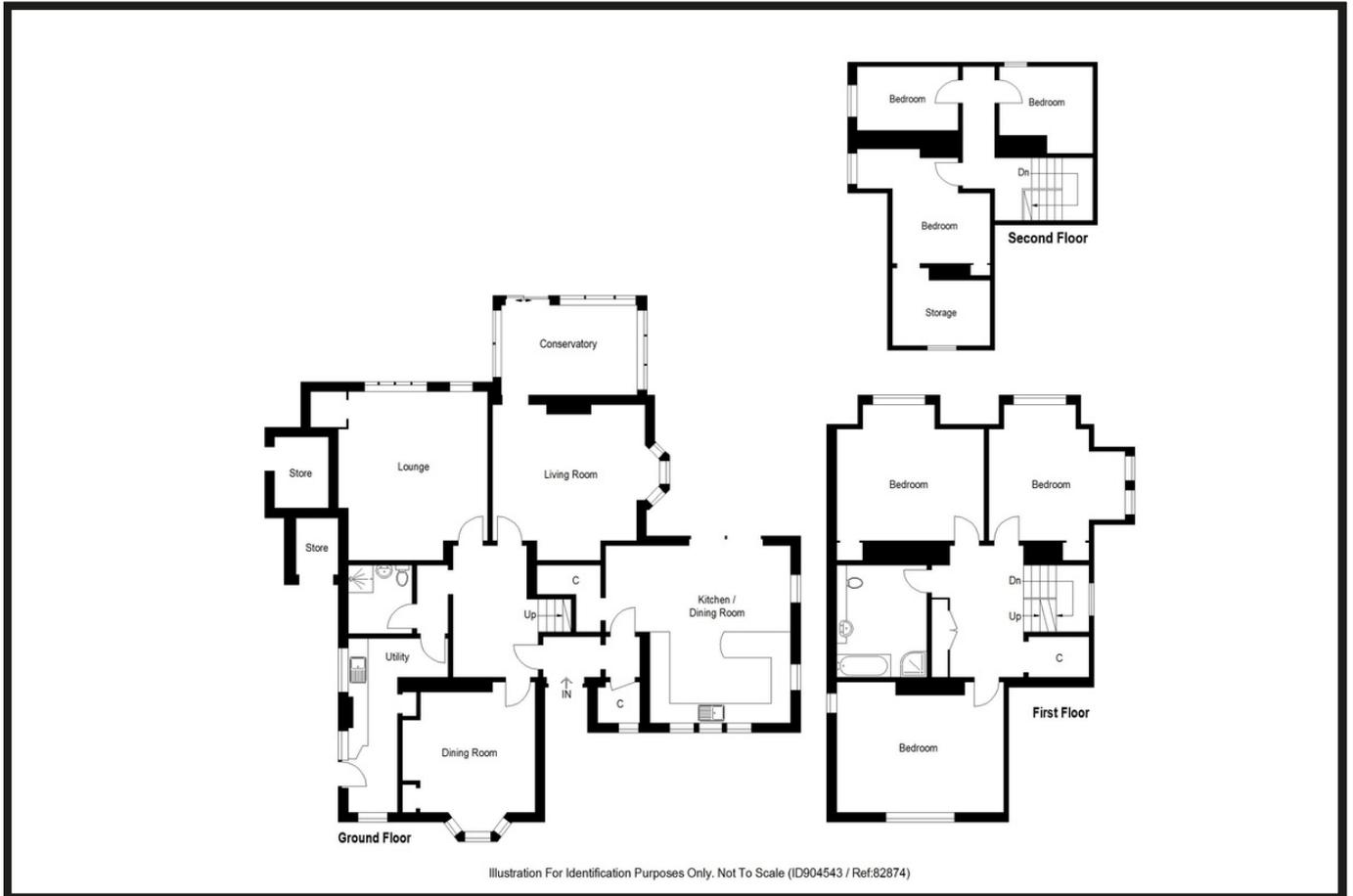
BEDROOM 6/STUDY:

Approx. 12'5 x 9'6. Presently utilised as a study. Front and side facing windows, and a storage cupboard.





Property Professionals



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