



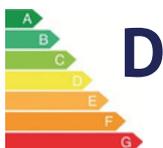
24 VICTORIA STREET, ARBROATH, DD11 2BP

SEMI DETACHED VILLA



Key Features

- Set within the desirable West End.
- A spacious, traditional style family home
- Gas central heating & Double glazing.
- Immaculately kept mature gardens.
- Detached garage and various stone outbuildings.



OFFERS OVER
£270,000

Property Description

This deceptively spacious SEMI DETACHED VILLA must be viewed to appreciate the size of accommodation on offer. Set within an ideal central West End location, close to all local amenities and services the property offers bright good sized accommodation on two levels and has the advantage of a detached garage, accessed from Addison Place. There are also various stone outhouses, one currently being used as a utility room, another is a workshop and others are storage facilities and a link gate gives access to the front of the property. The property is decorated in a traditional style with gas central heating and double glazing. There is a spacious lounge, with a sunny conservatory, a large dining kitchen, dining room, 2 downstairs bedrooms and a wet room. On the upper floor are a further generously proportioned 2 bedrooms and a family bathroom. Outside there is a lovely mature garden to the rear which has been laid out neatly with lawn and a variety of trees, bushes and shrubs, access to the garage and various outhouses which have power, light and a tap connection and a greenhouse is to be included in the sale. To the front is a pretty country style garden with a paved pathway leading to the front door. Viewing this property is essential to fully appreciate the space and versatility which is on offer.

ACCOMMODATION:

Hallway, Lounge, Dining Room, Dining Kitchen, Conservatory, 4 Bedrooms, one En Suite, Family Bathroom & Shower Room

HALLWAY: Welcoming hallway which has wood effect flooring, corniced ceiling, and access to large under stair storage cupboard which houses the alarm.

LOUNGE:

Approx. 18'2" x 13'3". A spacious room with a front facing bay window, traditional fire surround with gas fire and beautiful ornate corning.

DINING ROOM:

Approx. 14'9" x 12'11". Another great sized room with a view over the front of the property. White feature fireplace, corniced ceiling and a shelved storage cupboard.

BEDROOM 1:

Approx. 12'10" x 11'1". A delightful well proportioned bedroom which overlooks the rear of the property. There is ample storage in the form of a wall of pine wardrobes with further storage above and a built in shelved cupboard.

Access to a small w/c with wash hand basin, via sliding wooden doors. (Approx. 5'6" x 3'1")

FAMILY SHOWER/WET ROOM:

Approx. 7'10" x 5'5". This room has fresh decor and has been fitted with a 2 piece white suite and a walk in shower. Partial tiling and partial wet wall covering. Chrome wall mounted towel radiator and a window.

DINING KITCHEN:

Approx. 16'2" x 11'11". A feature of this home is the splendid well-appointed kitchen which has been fitted with base and wall units in an antique pine finish with coordinating work surfaces and splashbacks. Incorporating a dishwasher and space for a fridge, built in oven, gas hob with extractor above and a cupboard housing the boiler. Ample space for dining table and chairs, a window and doors lead through to the conservatory.

CONSERVATORY:

Approx. 11'1" x 7'9". A bright spacious conservatory with windows overlooking the gardens and double doors give access out.

BEDROOM 2:

Approx. 14'5" x 10'4". A delightful, versatile room which is currently being used as an office and overlooks the rear of the property with a shelved storage cupboard and corniced ceiling.



UPPER LEVEL:

BEDROOM 3:

Approx. 20'11" x 10'7". An exceptionally spacious bedroom of traditional decor with a stunning feature arch window which opens to give access to a small balcony. There is the benefit of a large storage cupboard in this room.

BEDROOM 4:

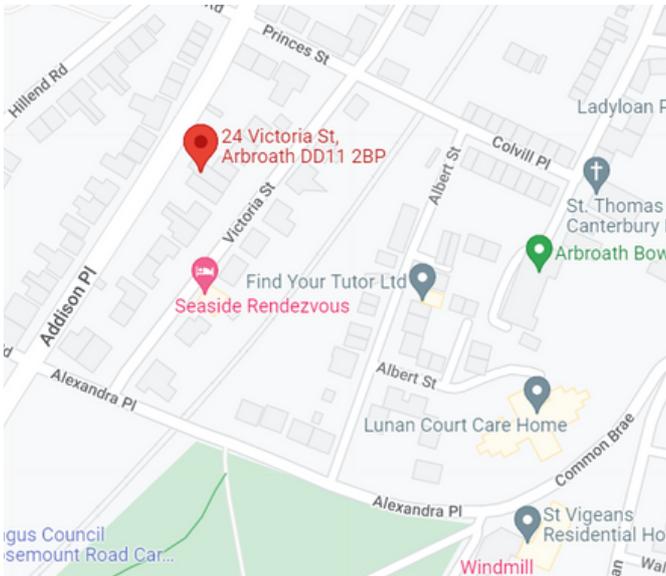
Approx. 20' 5" x 13'1". Another fantastic sized bedroom with bay window overlooking the rear. Fitted wardrobes around the bed with further storage storage above, and storage cupboard.

FAMILY BATHROOM:

Approx. 7'9" x 5'6" Fitted with a 3 piece white suite incorporating a bath, w/c and wash hand basin with vanity below. Partially tiled with display area and a roof window.



Property Professionals



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