



**37 UNION STREET EAST, ARBROATH,
DD11 1DA**

DETACHED VILLA



- Set within a very desirable location with impressive coastal and sea views.
- A bright spacious family home of generous proportions • Gas central heating & Double glazing.
- Enclosed rear courtyard garden with sunny deck, 2 x brick outhouses and outhouse housing the gas central heating boiler.
- Driveway with parking for 2 cars and carport.



5	2	2

OFFERS OVER
£260,000

Property Description

This superbly presented DETACHED VILLA is located to the east of Arbroath's town centre and offers an impressive view towards the stunning Arbroath cliffs, coastline and sea beyond. Ideally placed, this delightful family home is conveniently located within the heart of Arbroath and within walking distance of all local amenities and services including stunning coastal walks, local and national shops, supermarkets, popular primary and secondary schools as well as having excellent transport links via the east coast railway line, bus station, and the A92 dual carriageway. Presented in immaculate order this spacious family home offers excellent accommodation over two levels and has the benefit of gas central heating, double glazed windows offering an abundance of natural light, double glazed doors, an open fire and large partly floored loft. Comprising of a lounge, cosy sitting room with open fire, dining kitchen, 5 double bedrooms, family bathroom and shower room, this impressive home also has the advantage of a driveway and carport providing parking for 2 cars.

A gate gives access to a neatly laid out side garden with access from here to the property and to the secure rear courtyard garden with a large sunny decked entertainment area, water tap, and two stone built outhouses, both with power and light and outhouse housing the gas central heating boiler.

ACCOMMODATION:

Hallway, Lounge, Sitting Room, Dining Kitchen, 5 Bedrooms, Family Bathroom & Shower Room.

HALLWAY:

Entry is via a double glazed door into a delightful welcoming hallway with a stairway leading to the upper floor. There is an under stairs storage cupboard, a cloaks cupboard, cupboard housing the electric meter and cupboard housing the fuse box, as well as 2 side facing windows and a radiator.

LOUNGE:

Approx. 14' 3 x 14'3. A glass panel door leads into this delightful spacious lounge which has a large front facing window, ample room for furnishings, TV point and 2 radiators.

SITTING ROOM:

Approx. 14'3 x 14'3. A glass panel door leads into the sitting room with a feature fireplace with cast iron inlay, tiled hearth and wooden surround incorporating an open fire, ample room for furnishings and a radiator.

DINING KITCHEN:

Approx. 14'6 x 12'6. A feature of this home is the splendid well-appointed kitchen with both rear and side facing windows and door giving access into the rear courtyard. It is fitted with modern base and wall units with coordinating work surfaces incorporating a stainless steel sinks with mixer tap. There is a Range style cooker with double electric ovens, 5 burner gas hob and stainless steel splashback and hood above, and plumbed space for a dishwasher. The dining area has ample room for a table and chairs, and a radiator.

UTILITY CUPBOARD:

Approx. 5'7 x 2'9. With rear facing window and Skylight window, and additional storage cupboards.

FAMILY SHOWER ROOM:

Approx. 5'6 x 8'5. Side facing shower room finished with modern tiling, with a vanity unit incorporating the wash hand basin, a wc and a corner shower cubicle housing a power shower with hand held and deluge attachments. Spotlights to the ceiling, tiled floor, an Expelair, and heated towel rail.

BEDROOM 5:

Approx. 9'2 x 12'6. A delightful well proportioned rear facing double bedroom with a shelved and hanging wardrobe, and radiator.



UPPER HALLWAY:

A bright spacious upper hallway with a shelved storage cupboard, a cupboard housing the hot water tank, and ladder leading into the large partly floored loft, and a radiator.

BEDROOM 1:

Approx. 14'3 x 14'3. An exceptionally spacious bedroom with two shelved and hanging wardrobes, and drawer fitment, ample room for furnishings and a radiator.

BEDROOM 2:

Approx. 14'3 x 14'3. A bright spacious double bedroom with ample room for furnishings, a bedroom fitment comprising shelved and hanging wardrobes, and drawer fitment, and a radiator.

BEDROOM 3:

Approx. 14'5 x 8'8. Rear facing double bedroom with radiator.

BEDROOM 4:

Approx. 14'6 x 8'9. A generous size double bedroom with ample room for furnishings and a radiator.

FAMILY BATHROOM:

Approx. 7'5 x 9'8. A generous family bathroom with impressive open side view towards Arbroath cliffs, coastline and sea beyond. There is a vanity unit incorporating the wash hand basin, a wc and a double ended jacuzzi bath. Spotlights to the ceiling, Expelair, tiled floor and a heated towel rail.

OUTHOUSE 1:

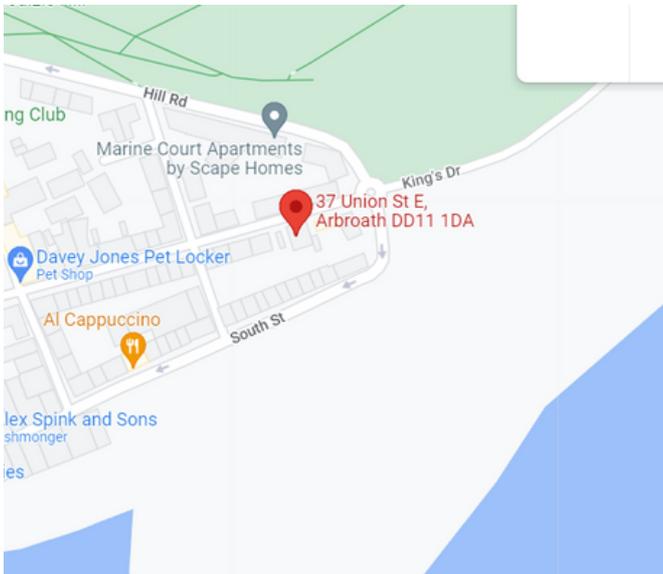
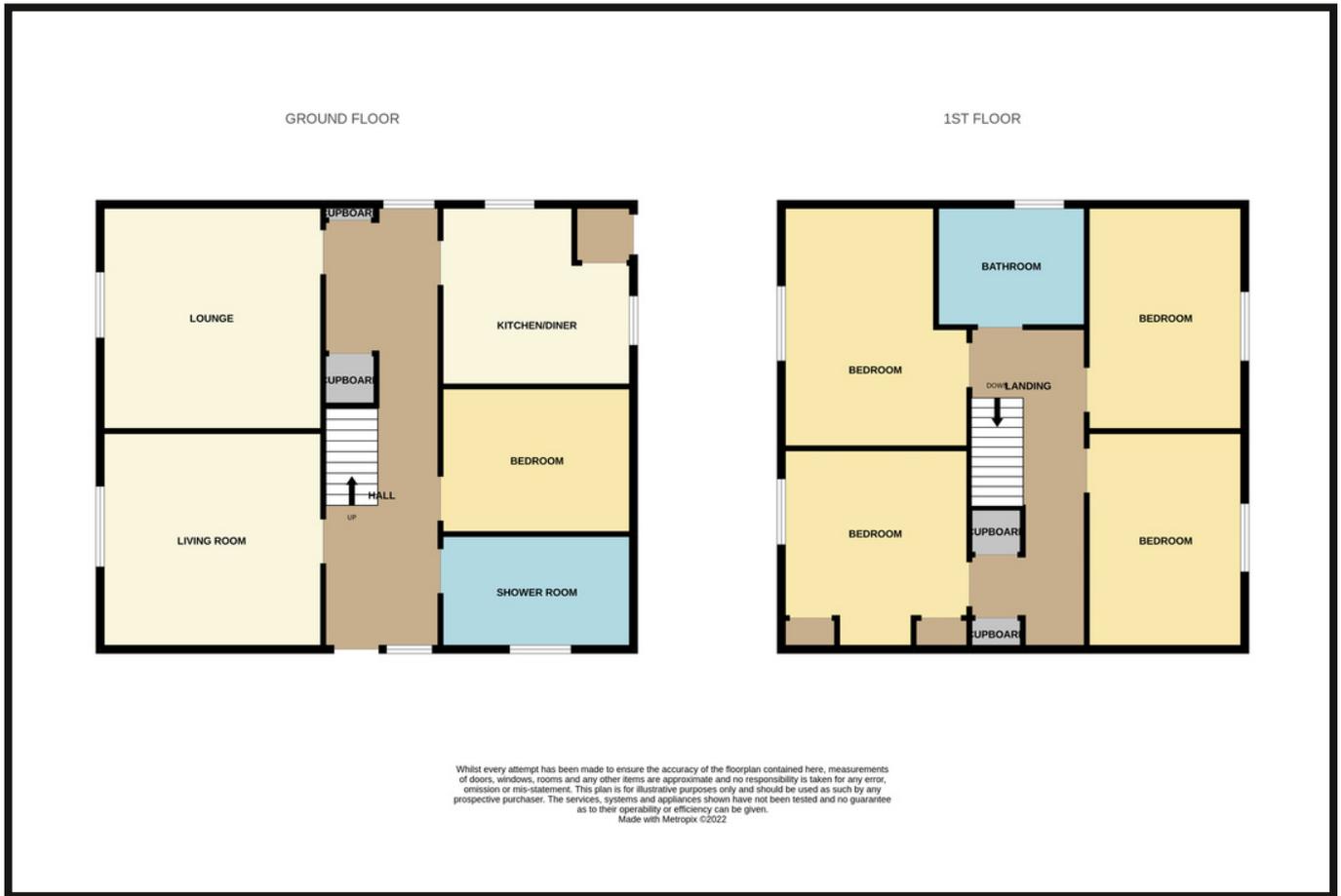
Approx. 13'4 x 19'. With ample room for storage, plumbed space for a washing machine, power points and light.

OUTHOUSE 2:

Approx. 12'9 x 9'3. With power and light and ample room for storage.



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.

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