



82 ROSSIE STREET, ARBROATH, DD11 3DE

SEMI DETACHED VILLA



## Key Features

- Traditional semi detached villa • Within a quiet and very popular residential area. • Gas Central Heating and Double Glazing.
- Enclosed front, side and rear gardens with numerous outhouses.



OFFERS OVER  
**£180,000**

# Property Description

This charming stone built SEMI DETACHED VILLA provides deceptively spacious adaptable accommodation on two levels, and is situated within a much sought after residential area of the town, convenient for all local amenities and services. Requiring a degree of modernisation, this spacious traditional home has many original features including an original stain-glass window in the hallway, and ornate cornicing and ceiling rose in the lounge. The property also enjoys the benefits of gas central heating and double glazed windows and comprises of a lounge, dining room, kitchen, wc, 2 bedrooms and bathroom. To the front there is a small, easily maintained garden laid out neatly with access to the side leading to the enclosed rear garden. Here there is a stone built outhouse/workshop, with power, light and water, with a further 2 outhouses and covered areas. There is also a potting shed. The garden is well stocked with established shrubs, has a stone chipped seating area and drying green.

## ACCOMMODATION:

Lounge, Kitchen, Dining Room, WC, 2 Bedrooms & Bathroom

## ENTRANCE HALLWAY:

Entry is via a double glazed front door into this welcoming hallway the original stain glass window (not double glazed) offering natural light onto the wooden staircase leading to the upper floor. There is a shelved storage cupboard, housing the gas central heating boiler, and a radiator.

## LOUNGE:

Approx. 13'7 x 11'8. Bright spacious lounge with ornate cornice and ceiling rose, a shallow shelved alcove with cupboard under housing the electric meter, radiator.

## WC:

Approx: 4'2 x 5'1. Side facing wc with wash hand basin and wc, bathroom fittings and a towel rail.

## KITCHEN:

Approx. 10'6 x 12'. Rear facing kitchen with base and wall units with work surfaces incorporating a stainless steel sink with mixer tap. Free standing gas cooker, and a cupboard housing the gas central heating boiler, ample room for table and chairs, a radiator and door leading into the rear garden.

## DINING ROOM:

Approx. 9'10 x 15'9. A spacious dining room with a feature brick fireplace, with tiled hearth. A shelved alcove, radiator and rear facing window looking onto the garden.



**UPPER HALLWAY:**

Access into the loft.

**BEDROOM 1:**

Approx. 12' x 14'8. Front facing bedroom with a bay window offering an open view over the surrounding area, a shelved and hanging wardrobe, with light, and a radiator.

**BEDROOM 2:**

Approx. 13' x 12'7. Spacious rear facing bedroom with a bay window offering an open view over the rear garden and surrounding area. Radiator.

**BATHROOM:**

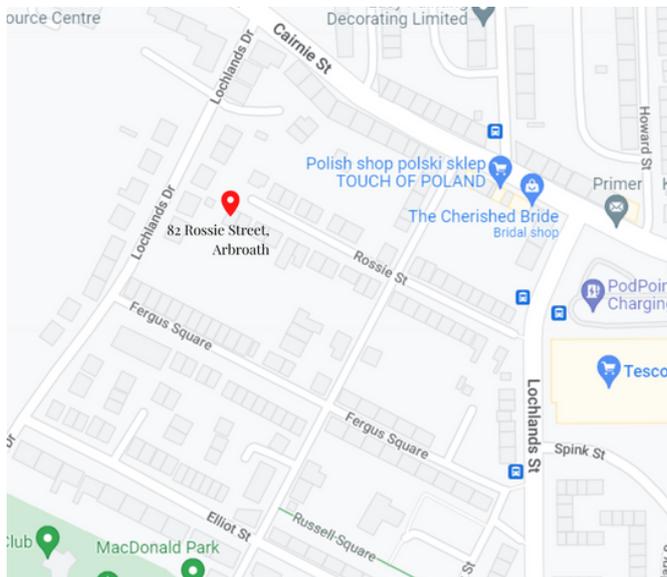
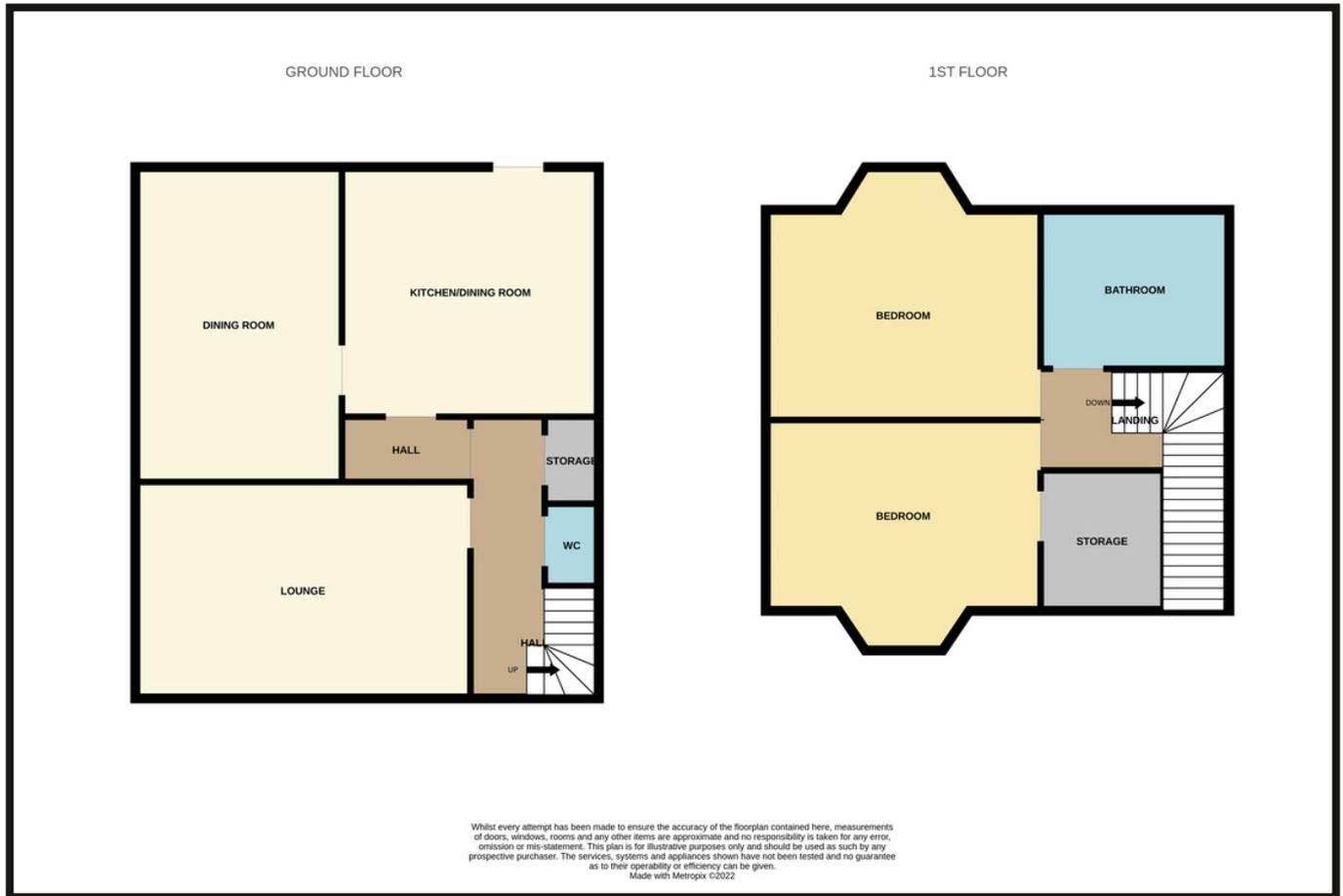
Approx. 7'2 x 9'3. Rear facing with a 3 piece white suite, bathroom fittings and a radiator.

**OUTHOUSE/WORKSHOP:**

Approx. 7'5 15'. With power, light and water tap.



# 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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