

Connelly Yeoman

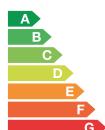


6 ALBERT STREET, ARBROATH, DD11 1RA

DETACHED VILLA



- Set in much sought after location of Arbroath.
- Spacious, versatile accommodation on three levels.
- Characterful period features with modern touches.
- Driveway leading to a single garage.
- Mature enclosed rear garden with large raised deck.
- Home Report Value £400,000.



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OFFERS OVER
£375,000

Property Description

This highly distinctive and much admired, TRADITIONAL DETACHED VILLA is set in a sought after location in the heart of the West End of Arbroath and offers a generous period property set over three floors. The property has recently undergone a degree of upgrading, and now offers a delightful family home with tasteful modern decor, yet still retaining many period features. Presented in move-in condition this delightful family home has the addition of a wood burning stove in the lounge, a recently installed gas central heating boiler, upgraded insulation, a luxurious family bathroom and fresh decor. Outside there is a driveway leading to a single garage, with newly tiled roof. To the rear is an impressive garden with large entertainment deck, which overlooks the lawned garden with established trees and shrubs.

ACCOMMODATION:

House - Ground Floor:

Vestibule, Reception Hallway, Lounge, Family Room, Kitchen, Utility, Bedroom 4, Home Office/Bedroom 5 & Shower Room.

First Floor: 3 Double Bedrooms & Family Bathroom.

Attic Floor: Large Games Room/Studio/Home Office.

VESTIBULE AND RECEPTION HALLWAY:

Entry is via a substantial hardwood door into the vestibule with etched glass window leading into a welcoming reception hallway with stairway leading to the upper floor. Radiator.



Property Description

Lounge:

Approx. 18'4 x 13'6. A bright spacious lounge with feature stone fireplace incorporating a wood burning stove, ornate ceiling rose and cornicing, and a traditional style radiator.

FAMILY ROOM:

Approx. 16'8 X 12'8. The family room is also to the front and offers ample room for furnishing, ornate cornicing, and a radiator and is open plan into the modern stylish kitchen.

KITCHEN:

Approx. 12'4 x 10'11. Fitted with a range of base and wall units with coordinating work surfaces and sink. There is an integrated oven, and dishwasher and space for a fridge freezer.

UTILITY ROOM:

Approx. 15'6 x 7'2. With ample storage cupboards, plumbed space for an automatic washing machine and room for further appliances. A shelved pantry, radiator and door giving access into the rear garden.

BEDROOM 4:

Approx. 11'11 x 11'9. With rear facing window, a shelved alcove, ample room for furnishings, and a radiator.

HOME OFFICE/BEDROOM 5:

Approx. 10'10 x 8'10. Accessed via a rear hallway this is a delightful room which is presently used as a home office, but could be a 5th Bedroom. There is a large rear facing bay window with French doors leading out onto the large raised deck which over looks the rear garden.

SHOWER ROOM: Approx. 8'1 x 6'5. With white WC and wash hand basin and a shower cubicle housing an electric shower.



UPPER HALLWAY:

A stunning stairway, with rear facing window, leads to the upper floor where there is an abundance of natural light.

BEDROOM 1:

Approx. 16'11 x 16'1. An exceptionally bright, spacious master bedroom with one wall complete to shelved and hanging wardrobes, there is ample room for furnishings, original period features and a radiator.

BEDROOM 2:

Approx. 14'8 x 13'8. Spacious front facing double bedroom with ample room for furnishings, and a radiator.

BEDROOM 3:

Approx. 14'7 x 12'11. Rear facing looking out over the garden. With ample room for furnishings and a radiator.

BATHROOM:

Approx. 10'9 x 9'3. Recently upgraded this impressive family bathroom offers a luxurious space, with wc, wash hand basin, a free standing bath and a shower cubicle housing a shower. Flooring? radiator and storage cupboard.

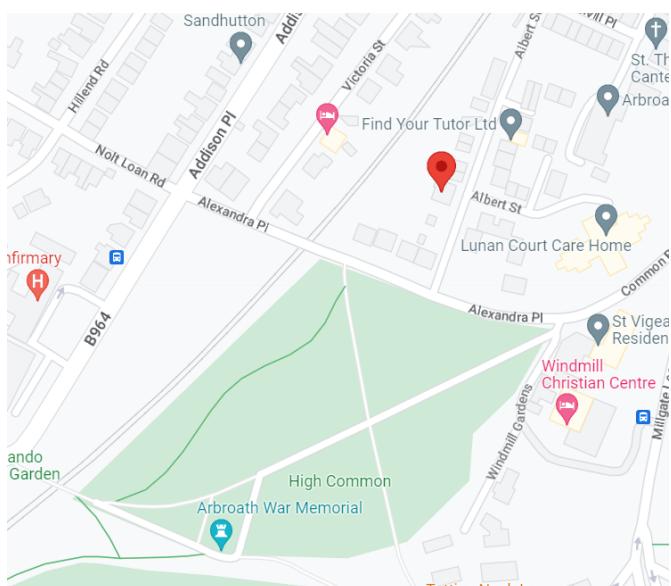
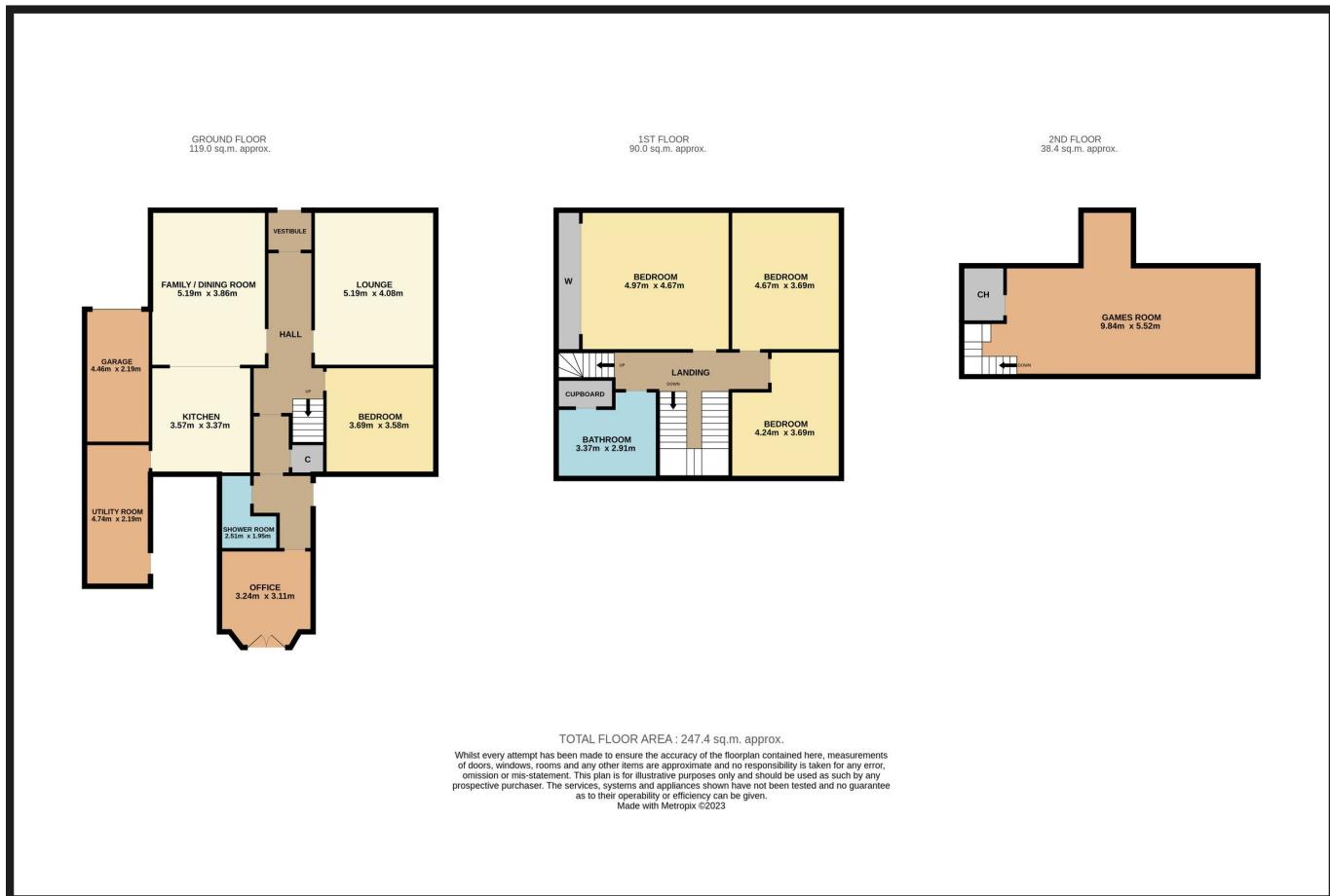
ATTIC ROOM:

Approx. 28'1 x 15'5. Offering a variety of uses, this large attic room has both front and rear facing windows and would make an ideal games room, studio or home office. There is a storage cupboard housing the recently installed gas central heating boiler.





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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