

Connelly Yeoman



44B HAYSHEAD ROAD, ARBROATH,
DD11 5AY

SUPERIOR TRADITIONAL
FIRST FLOOR APARTMENT



Key Features

- Ideally located in a very popular residential area within easy reach of most amenities
- Spacious, immaculately presented apartment full of character and original features
 - Gas Fired Central Heating, Double Glazing and ample storage
- Mutual Driveway, Garage, and easy to maintain private garden area



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OFFERS OVER

£250,000

Property Description

This is a highly distinctive and much admired, traditional stone-built SUPERIOR FIRST FLOOR APARTMENT which forms part of a substantial property located in a sought after area of the town of Arbroath, yet within easy reach of most amenities and services, including local and supermarket shopping, the West and East Health Centre and with easy walking into the town centre. This beautiful and generously proportioned 3 bedroomed property offers versatile accommodation and benefits from Gas fired central heating and double glazing and is presented in immaculate order with most of the original features having been retained including ornate ceiling cornicing, picture rails and deep skirting boards.

NB: Some furnishings may be available by separate negotiation

There is a mutual driveway entering from Hayswell Road which gives access to the property and to the garage, parking area, and easy to maintain private garden.

ACCOMMODATION:

VESTIBULE AND STAIRCASE TO THE UPPER FLOOR: ENTRANCE HALLWAY, FAMILY ROOM, FORMAL LOUNGE, LARGE DINING KITCHEN, MASTER BEDROOM WITH EN SUITE SHOWER ROOM, 2 FURTHER BEDROOMS, BATHROOM.

ENTRANCE:

Approx. 7'9 x 9'8. Entry is initially into a vestibule with access from here into a welcoming entrance area with one wall which is complete with large, built-in floor to ceiling storage units, offering excellent storage facilities. The gas central heating boiler is also located in these cupboards. Quarry tiled flooring.

FAMILY AREA:

Approx. 12'3 x 18'3. A delightful family area with ample space for various furnishings with an impressive feature copula ceiling window, a traditional styled CH radiator. Ceiling cornice, picture rail and deep skirting boards.



Property Description

LOUNGE:

Approx. 13'9 x 21'9. This generously proportioned main public room has a beautiful bay window which offers spectacular open outlooks over Hayswell Park, over the rooftops towards the countryside and beyond to the sea. There are many traditional features including ornate ceiling cornice and ceiling rose, picture rail and deep skirting boards. Two traditional styled CH radiators. Feature wooden fire surround with a stone hearth incorporating an Electric wood burning stove effect fire. Shelved alcove. Fitted wall lights.



LARGE DINING KITCHEN:

Dining Area measures approx. 11'7 x 9'3. A delightful area with a side-facing window, ample space for furnishings, CH radiator. Fitted kitchen unit with integrated Fridge and Freezer and central wine rack and storage, and wood work surfaces. This area flows from here through into the Kitchen area.

Kitchen measures approx. 11'5 x 14'. The kitchen is fitted with an extensive range of base and wall mounted unit, with wooden work surfaces incorporating a "belfast style" stainless steel sink with a mixer tap. Belling range style Cooker with a double oven, grill and plate storage, on the top is a 7 burner gas hob with an extractor above. Integrated washing machine and tumble dryer. Ceiling pendant lighting.



MASTER BEDROOM:

Approx. 13'8 x 19'4. A very generously proportioned main bedroom with a front-facing window offering superb views. Ample space for bedroom furnishings. Built-in shallow shelved cupboard. Ornate ceiling cornice, ceiling rose, picture rail and deep skirtings. Two CH radiators. Access from here into the En Suite.

EN SUITE SHOWER ROOM:

Approx. 7'2 x 13'4 with two rear-facing windows and a side-facing window. A vanity unit incorporates the wash-hand basin and WC, offering ample storage. Fitted wall mirror and light. Large glass shower enclosure housing a power shower with deluge and hand-held attachments. Large heated towel rail. Glass mirrored doors leading into the Dressing Room.

DRESSING ROOM:

Approx. 5' x 4'2 offering ample storage, with ceiling spotlights and fitted shelving.

BEDROOM 2:

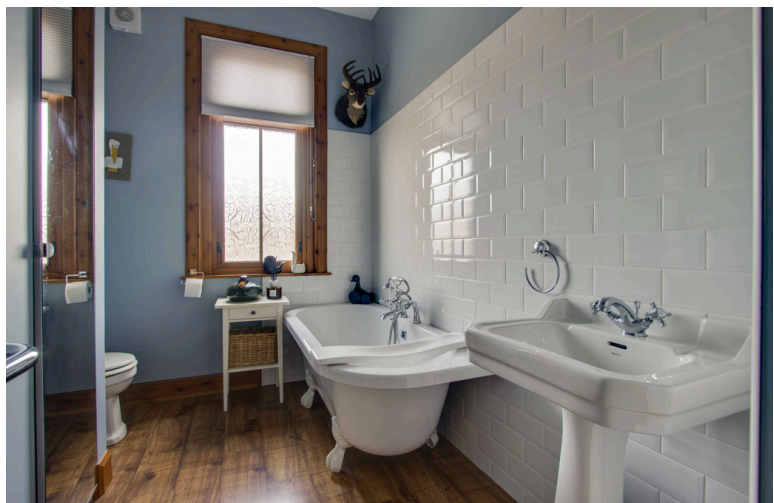
Approx. 13'3 x 12'6. A spacious bedroom with a side-facing window and ample space for furnishings. Original features include ceiling cornice, picture rail and deep skirting boards.

BEDROOM 3:

Approx. 12'5 x 12'4. Spacious, well proportioned bedroom with a large front-facing window. Ample space for furnishings. Original features include ceiling cornice and centre rose, picture rail and deep skirting boards. CH radiator. Access hatch into the loft space via a fitted loft ladder.

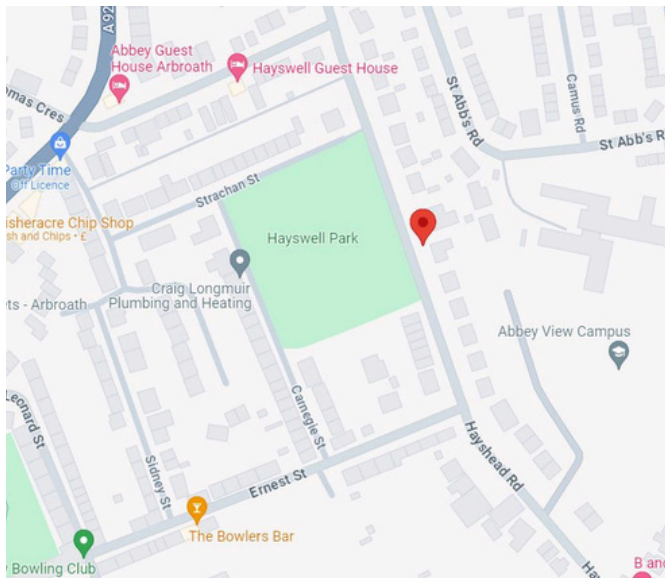
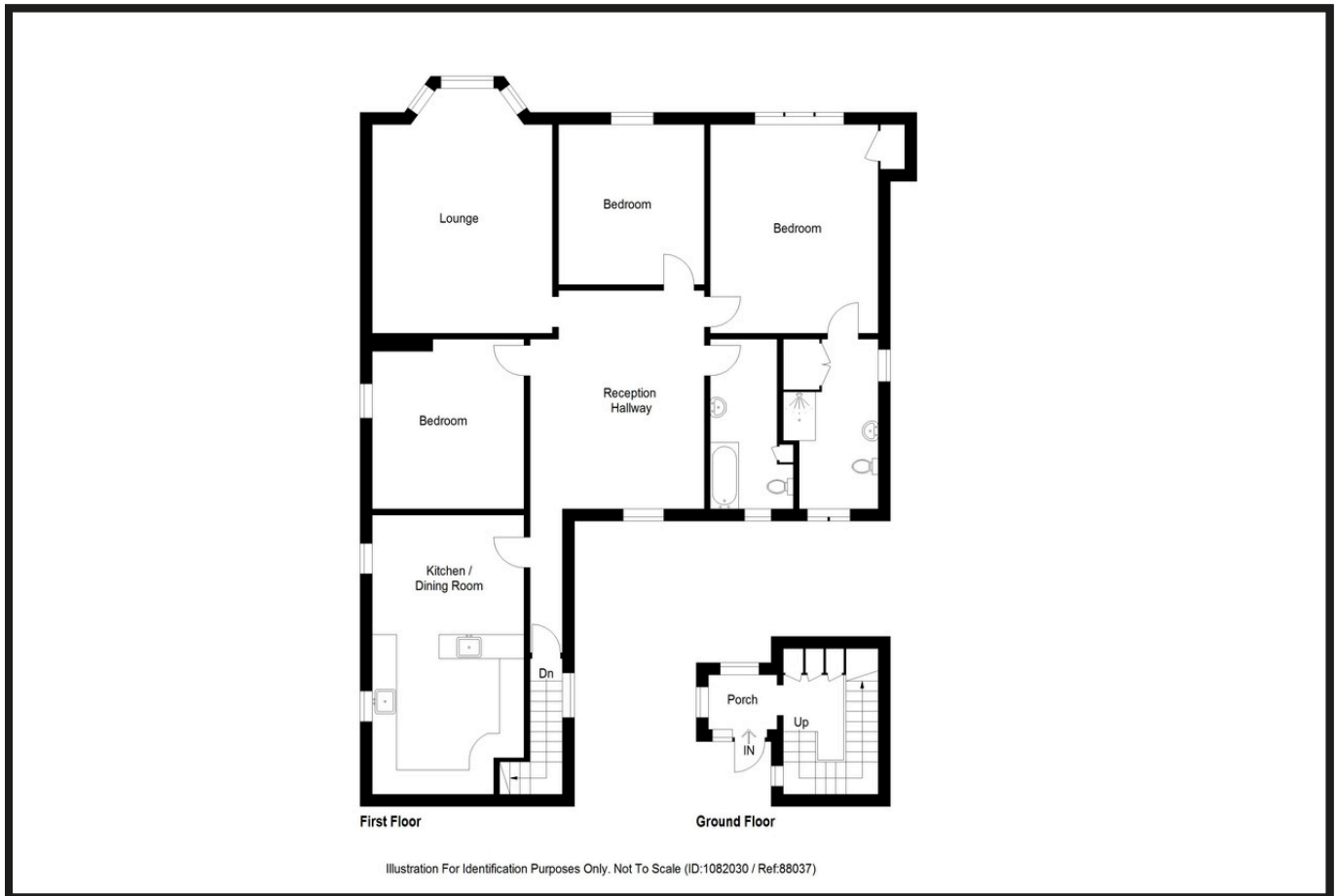
BATHROOM:

Approx. 7'4 x 12'10. A beautiful, well appointed bathroom comprising a feature roll top bath with claw feet and a central tap with shower to tap fitment. WC and wash-hand basin. Brick effect wall tiling. Wood effect flooring. Inset ceiling spotlights. Extractor fan. Rear-facing window. CH heated towel rail.





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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