

# Connelly Yeoman



**10 ADDISON PLACE  
ARBROATH DD11 2AX**

**VICTORIAN STONE-BUILT  
DETACHED VILLA**



- Ideally located in a desirable West End locale within easy reach of central amenities
  - A traditional styled stone-built Villa offering well proportioned accommodation
- Character features and charm, Gas Fired Central Heating and Quality Double Glazing
  - Mature, well laid out Gardens to the front, side and rear, Large Workshop



**OFFERS OVER**

**£335,000**



# Property Description

Connelly Yeoman Estate Agency are excited to bring to the market this traditional Victorian, stone-built DETACHED VILLA which is ideally located within a highly desirable West End residential area, yet within easy reach of central amenities and services. The town of Arbroath offers a whole wealth of amenities, including local shops and services, a good variety of supermarkets, Westway Retail Park, well regarding primary and secondary schools, good public transport routes (in particular this property is within walking distance to the main east coast railway line serving Arbroath) and the property is within close proximity to the ever popular sea, harbour and beachfront areas of the town. The property offers spacious and adaptable accommodation over two floors, enjoys the benefits of Gas fired central heating and quality Double Glazing and many of the original character features have been retained and restored by the owners, notably, the original billiard/games/leisure room. Externally, the established gardens are all well laid out, having been landscaped by the current owner, and which are all beautifully maintained, having mature trees, shrubs and bushes. The front garden is bounded by a low level wall with attractive wrought iron railings and is laid out with flower borders of mature shrubs, bushes and lawn. A paved pathway leads to the front door and a side pathway and link gate gives access to the side and rear of the house. The fully enclosed rear garden is all beautifully laid out with mature shrubs, bushes and trees, all offering privacy and seclusion, and there is a large patio and seating area enjoying a sunny aspect. Overall, this beautiful property represents a fine example of a period Victorian property, which retains many original and enhanced or restored features, and early viewing is recommended to avoid disappointment.

**ACCOMMODATION COMPRISING:** ENTRANCE VESTIBULE, RECEPTION HALLWAY, LOUNGE, GROUND FLOOR BEDROOM 4, KITCHEN & DINING ROOM, REAR HALLWAY, BATHROOM, UTILITY ROOM, WORKSHOP; HALF LANDING: ORIGINAL BILLIARD/GAMES/LEISURE ROOM; UPPER FIRST FLOOR:- 3 BEDROOMS, FAMILY BATHROOM, STUDY/HOME OFFICE/BEDROOM 5.

**ENTRANCE VESTIBULE:** Enter into the property via the original, substantial double opening front entrance door into the Vestibule. In the Vestibule, the original Victorian ornate etched stained glass internal door has been beautifully restored and this then leads into the Hallway.

**RECEPTION HALLWAY:** A welcoming Hallway, with the original staircase with restored teak wood balustrade and wrought iron spirals leading to the upper floor accommodation. Wood dado rail feature. Attractive wood panel covering the CH Radiator.





# Property Description

**LOUNGE:** Approx. 13'8 x 18'7 (into the bay window). This is a beautifully presented Lounge, with the original Victorian features retained including the ornate ceiling cornice, centre rose corning, picture rail and complimented by neutral decor. Wide bay window overlooking the front garden area. The original dark wood fireplace is retained, with ornate tiled inlay and hearth with a cast iron exterior. Deep skirting boards and facings. Recessed display alcove with storage press below. CH Radiator.

**BEDROOM 4:** Approx. 11'5 x 12'2. A spacious double Bedroom, with a large rear-facing window and wardrobe (included in the sale). The original ceiling cornice and picture rail have been retained. CH Radiator.

**KITCHEN:** Approx. 11'6 x 12'. The Kitchen is well appointed and fitted with a good range and base storage units in a Shaker style wood veneer, complimentary worktop surfaces and splashbacks. Fitted open shelving for display and storage. Feature Island with storage areas. Large, Range style Cooker which will be included in the sale, Gas Hob, Double Ovens and this sits into a nice original recess area which is tiled at the back. Space for a large American styled Fridge/Freezer, included in the sale. Integral Dishwasher also included. There is a large, rear-facing window allowing for ample natural light. The Kitchen is then open plan through into the Dining Room area.

**DINING ROOM:** Approx. 11'8 x 13'10. This room was originally another Bedroom but is currently used as a formal dining area, with ample space for dining table and chairs. Original fireplace with tiled inlay, wood panelling at the window area and original ornate ceiling cornice and picture rail. CH Radiator.

**REAR HALLWAY:** With tiled flooring, another side-facing window and a lovely area for display purposes. Access into the Bathroom. Understair storage cupboard with fitted shelving, ideal for linen/towels and housing the Gas central heating boiler. A further understair storage cupboard which is currently being utilised as a larder cupboard.

**LARGE BATHROOM:** Approx. 9' x 8'5. Fully tiled walls throughout, and comprising a bath with tiled display areas, recessed area with a wall mounted bathroom cabinet and mirror detail. Inset ceiling downlights. Extractor fan. Contemporary, white wall mounted CH towel rail.

**LARGE UTILITY ROOM:** Approx. 5'4 x 19'2. This forms part of a rear extension to the property, forming a super, well fitted out utility/laundry room, with large rear and side-facing windows allowing for ample natural light and there is a large, double glazed door out to the rear garden area. Laminate flooring. Access from here into a large Workshop.

**WORKSHOP:** Approx. 10'1 x 19'9. In the workshop there is a door which is now blocked off but could be reinstated if required. Built-in walk-in storage cupboard with fitted shelving.

**MEZZANINE LEVEL:** Staircase to the Mezzanine level where there is a large roof window allowing ample natural light onto the staircase. Feature wood dado rail which curves down the staircase with the original teak wood balustrade and inset swirls and twirls in gold colour.

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## BILLIARD/GAMES/PARTY ROOM:

Approx. 16'3 x 26'7. On the mid level there is a large room, originally built back in the 1930's approx., and used to house a billiard table, with the original steel structure and with original wood panelled walls and a high vaulted ceiling which is painted white and which has large roof windows allowing ample natural light into the room. There is a working fireplace to the back of the room, with a wood surround. Laminate flooring. The room would make an ideal space for recreational living perhaps a Games/TV/Video room or Party room.





**UPPER FIRST FLOOR:** Staircase with the original, restored teak wood balustrade with wrought iron twists and spirals in a gold colour detail, leading to the upper floor gallery landing. On the upper floor landing there is access to the Bedrooms and Family Bathroom. Feature wood dado rail.

**BEDROOM 1:**

Approx. 11'10 x 9'7. This room is currently used as a snug room by the current owners but would be ideal as a full double-sized Bedroom, with a rear-facing bay window overlooking the rear garden. Fall down/coombed ceilings. CH Radiator.

**BEDROOM 2:**

Approx. 11'10 x 13'10. A lovely bright and spacious double Bedroom, with a bay window overlooking the front of the property. Fall down/coombed ceilings. CH Radiator.

**FAMILY BATHROOM:**

Approx. 7' x 6'2. Comprising a white three piece bathroom suite, WC., large wash-hand basin and feature Roll Top Bath tub with hand-held shower head and claw feet detail. Gold coloured bathroom taps, mixer head, shower head, and accessories including a towel rail. Attractive wall tiling. Roof/Velux window. Display areas. The original Victorian CH Radiator adds a nice, traditional character touch to the bathroom in keeping with the style.

**BEDROOM 3:**

Approx. 11'7 x 16'4 (into the bay window). This double Bedroom is bright and spacious, with the wide front-facing bay window. Fall down/coombed ceilings. CH Radiator.

**STUDY/HOME OFFICE /BEDROOM 5:**

Approx. 11'8 x 9'1. This room is currently used as a Home Office but could be used as a fifth Bedroom if required and there is a rear-facing window. It is well appointed with various electrical sockets, internet and telephone point, etc. There is a wooden fire surround with the original cast iron fire inlay. CH Radiator.

**GARDENS:** Externally, the established gardens are all well laid out, having been landscaped by the current owner, and which are all beautifully maintained, having mature trees, shrubs and bushes. The front garden is bounded by a low level wall with attractive wrought iron railings and is laid out with flower borders of mature shrubs, bushes and lawn. A paved pathway leads to the front door and a side pathway and link gate gives access to the side and rear of the house. The fully enclosed rear garden is all beautifully laid out with mature shrubs, bushes and trees, all offering privacy and seclusion, and there is a large patio and seating area enjoying a sunny aspect. There are also two Garden Sheds included in the sale.

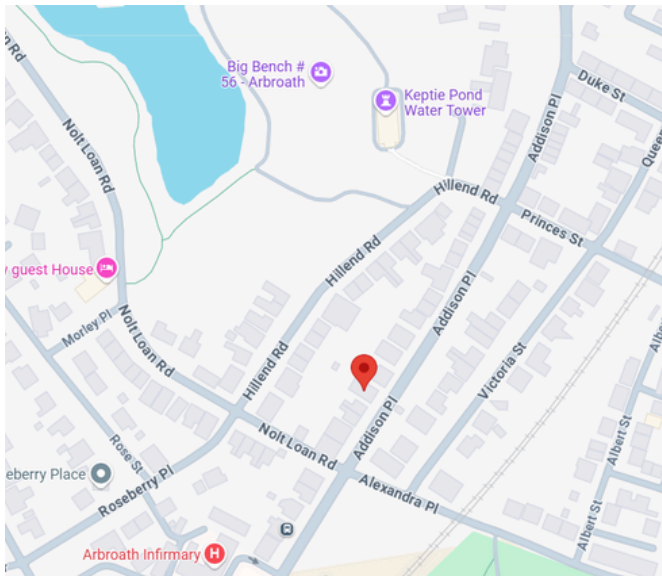
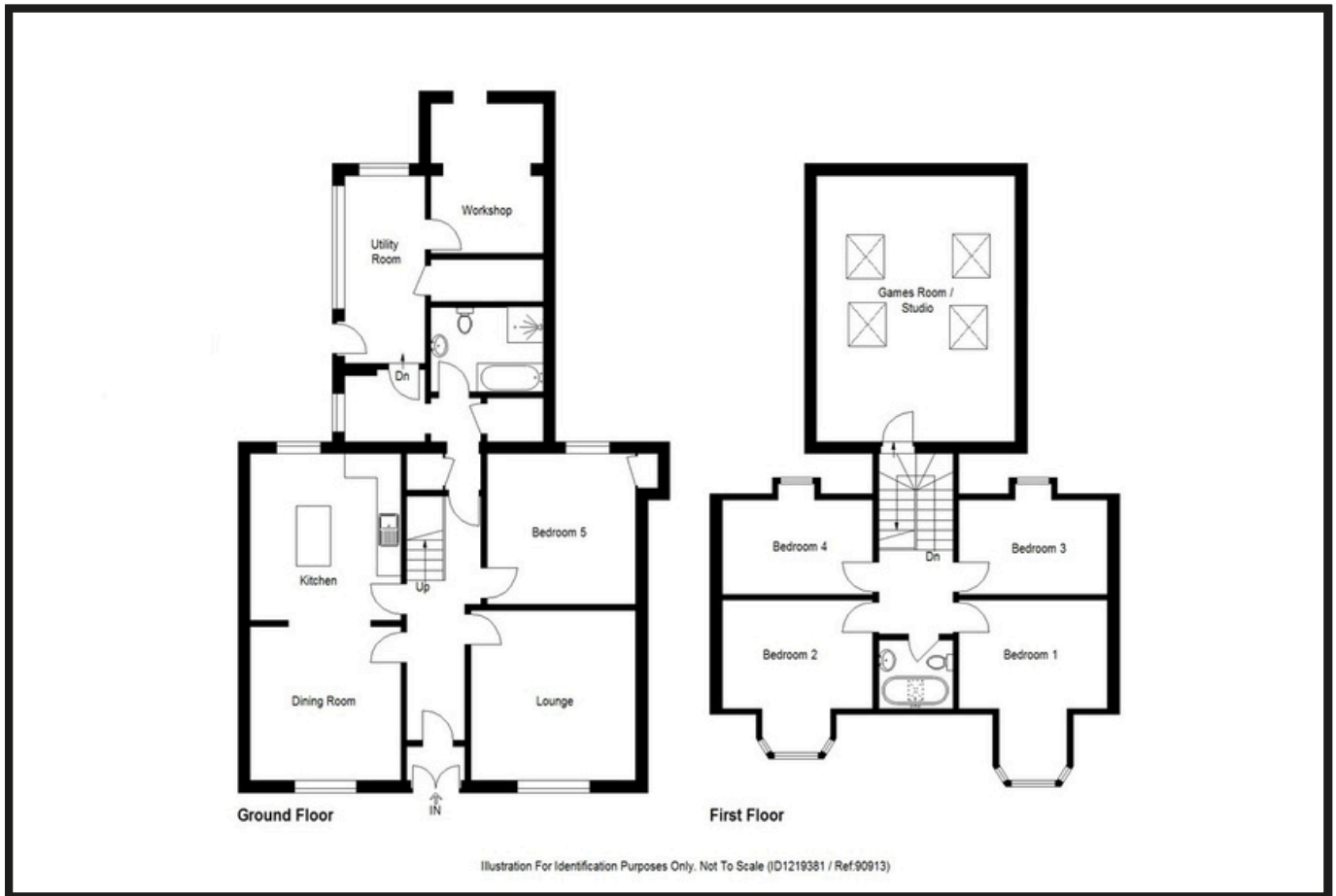








# Property Professionals



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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**tspc**

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