

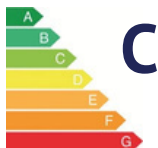


OLD COASTGUARD HOUSE
23 SOUTH STREET, ARBROATH DD11 1BQ

SEMI DETACHED VILLA



- Superb seafront location offering stunning, uninterrupted panoramic sea and coastal views
 - An immaculately presented property with adaptable accommodation throughout
- Gas Fired Central Heating, Quality Double Glazing, Large Garage & Workshop/Office space
 - Enclosed front, side and rear garden areas all neatly laid out for ease of maintenance



OFFERS OVER
£260,000

Property Description

Connelly Yeoman Estate Agency are delighted to bring to the market this highly distinctive and much admired, traditional styled SEMI DETACHED VILLA which is ideally located on a superb, front-line sea-front location of Arbroath and which was previously the Old Coastguard House. The property has been sympathetically upgraded and extended by the current owners and offers up bright, spacious and stylish accommodation over two levels, with the addition of a large extension to the rear. The property boasts gas fired central heating (new boiler fitted within the last 5/6 years) and quality double glazed doors and windows, and replacement internal white wood veneer doors, skirting and facings. Externally, the property is fully enclosed, with stone wall boundary walls, a gate and path leads to the front door. This area is laid out in lock-block for easy maintenance, offering a lovely space to sit out and take in the breath-taking sea and coastal views. To the side and rear of the property there are well laid out and easy to maintain garden areas, and a large Detached Garage, Workshop and Office area. The rear garden is beautifully laid out with lock-block area, raised flower beds and there is a stone-built Outhouse. Overall, this quite unique and exceptionally well presented property will be well received on the property market and early viewing is recommended to avoid disappointment.

ACCOMMODATION: ENTRANCE VESTIBULE, HALLWAY, GROUND FLOOR BEDROOM 3, OPEN PLAN LOUNGE & DINING AREA OPENING THROUGH TO THE KITCHEN, REAR HALLWAY, UTILITY & SHOWER ROOM:

FIRST FLOOR:- 2 BEDROOMS, FAMILY BATHROOM; UPPER ATTIC FLOOR ROOM.

ENTRANCE VESTIBULE & HALLWAY: Enter into the property via a double glazed front entrance door into a small Vestibule, with a glazed panel door into the Hallway. CH Radiator.

GROUND FLOOR BEDROOM 3: Approx. 10'3 x 9'1. A bright and spacious ground floor Bedroom, with a front-facing window offering sea and coastal views. Built-in double wardrobes and a further set of double wardrobes with overhead storage. Small recessed dressing/vanity area. CH Radiator.

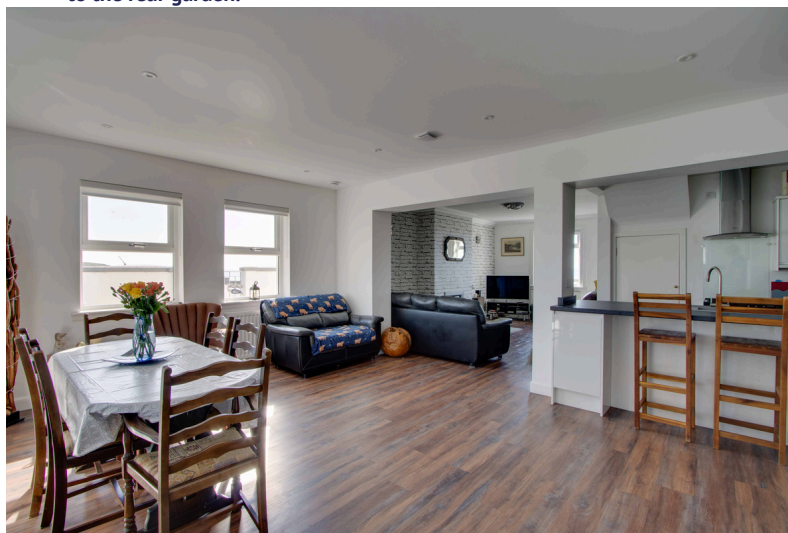
OPEN PLAN LOUNGE & DINING AREA: Approx. 31'8 x 11.1 This area is all open plan, with the rear extension to the property having been built within the last 5 years and comprises a Lounge with front-facing window offering superb, uninterrupted views sea and coastal views. Karndean (waterproof) flooring continued through into the dining area. Feature Electric fire with pebble detail. CH Radiator. Open plan flows through into a Dining area and further to the Kitchen.

DINING AREA: Approx. 19'5 is the full width of this dining space and there are two side-facing windows offering super views out towards the Arbroath Cliffs. Inset ceiling downlighters. A further large window has views of the rear garden area, with the feature mural painted walls (Orca whale and fishermen scenes). A newly installed double glazed external door leads out to the rear garden.

KITCHEN AREA: Approx. 14'5 x 6'3. The Kitchen area has been recently upgraded and is fitted with white high gloss base and wall mounted units, worktop surfaces and splashbacks. Free-standing Cooker with gas hob and double electric ovens (which will be included in the sale). Integral Dishwasher. Space for an American fridge/freezer. A built-in Island/breakfast bar area with seating has the inset sinktop and there are further units below. Karndean (waterproof) flooring in a tiled-effect slate grey finish, which is continued through to the Rear Hallway. Built-in under-stair storage cupboard, ideal for the Hoover, ironing board, etc.

REAR HALLWAY, UTILITY & SHOWER ROOM: Built-in larder/storage cupboard. Leads through to the Utility Room and Shower Room Approx. 8'4 x 8'5 (at widest point). In the Utility area there are two double glazed rear-facing windows allowing for ample natural light. Wet wall panel finish with a sparkle effect. Large, walk-in shower area and a two piece white bathroom suite.

FIRST FLOOR LANDING: Staircase leading to the first floor landing where there is a large window on the mid-stair/landing area, allowing ample natural light. On the landing there is a built-in cupboard with louvre door and which houses the gas central heating boiler (the gas boiler is 5/6 years old and has been well maintained, with an annual service contract). Access to the Bedrooms, Bathroom and there are replacement internal doors in white wood veneer, making for a very bright space.



BEDROOM 1: Approx. 11' x 9'8. This main Bedroom is lovely and bright, and has a front-facing window which gives superb, uninterrupted sea and coastal views, over to the Cliffs and further beyond towards the Fife coast. There are double built-in wardrobes and a further built-in cupboard offering excellent storage. CH Radiator.

FAMILY BATHROOM: Approx. 7'3 x 6'8. Comprising a three piece white bathroom suite with a shower and shower curtain over the bath. Full wet wall panel finishings. CH Radiator.

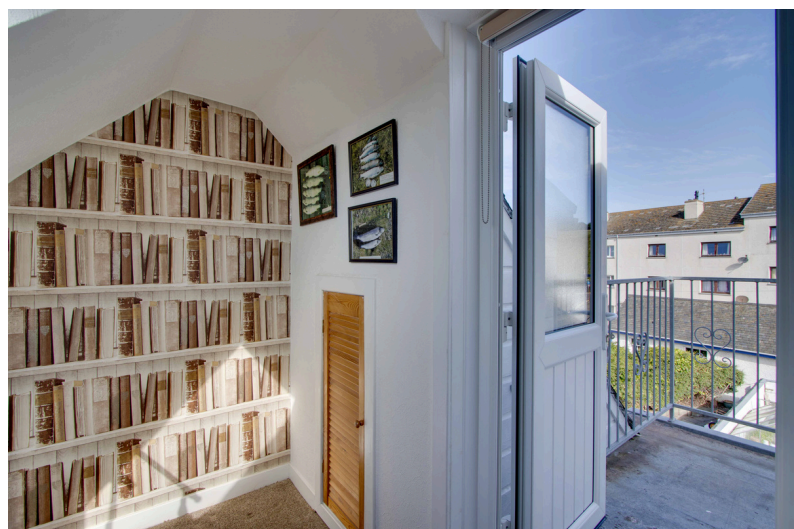
BEDROOM 2: Approx. 17' x 11'. Another bright, spacious Bedroom, with double aspect windows (both front and rear) with the front window offering superb sea and coastal views, and from the rear window out towards the Cliffs. There is built-in storage with shelving and a further built-in storage wardrobe with a curtain screen, and further built-in cupboard. CH Radiator.

A narrow staircase leads to the Upper Attic Floor Room, offering adaptable room use.

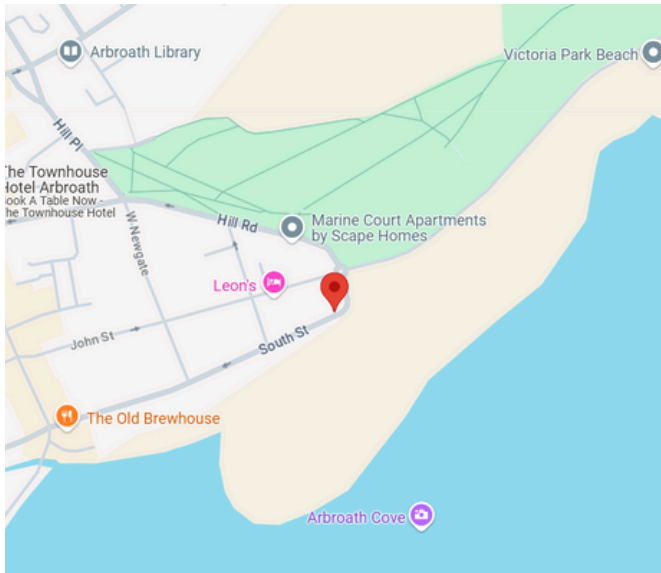
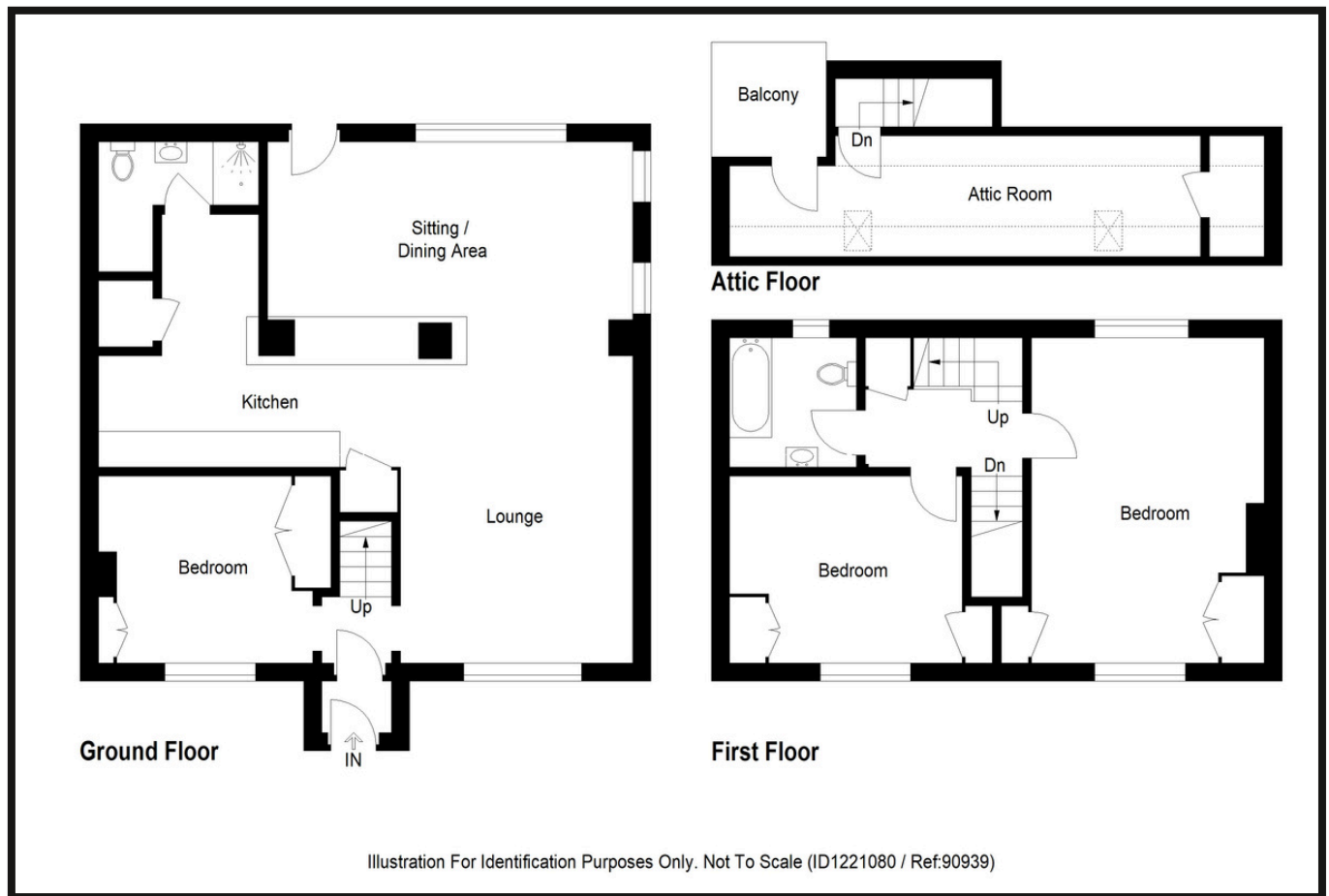
UPPER ATTIC FLOOR ROOM: Approx. 20'4 x 7'6. The attic floor room is a lovely bright and spacious room and which has two velux roof windows offering ample natural light to flood the area, and this room is currently used as a work-space area with a large walk-in storage cupboard offering ample storage facility. There are feature wallpapered gable walls, emulating a library with bookshelving. A small storage area with louvre door goes into the eaves space. There is a double glazed door leading out onto a rear roof terrace with a Balcony (it is believed that this balcony was where the Coastguard person would stand to see any flares which were set off at the Arbroath Cliffs and sea areas).

LARGE GARAGE, WORKSHOP/OFFICE SPACE: Approx. 21'3 x 23'5. Up and over electric door, ample space for car garaging and further white goods, power and light. **Workshop/office area** measures approx. 8'4 x 8'5 (at widest) with a window.

GARDENS: The property is bounded by low level walls and is all neatly laid out to the front, side and rear. The rear garden is a lovely "sun trap" all laid out for ease of maintenance with lock-block, raised flower beds and has feature wall murals (Orca whale, sea and fisherman murals). There is a further stone-built Outhouse with a sink (cold water only).



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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