

Connelly Yeoman



**10 WEST KEPTIE STREET
ARBROATH DD11 2BB**

**TRADITIONAL STONE-BUILT
TERRACED VILLA**



- Located in a popular and sought after area of Arbroath close to amenities and services
- A well presented, traditional styled Terraced Villa offering deceptively spacious accommodation
- Gas Fired Central Heating, Double Glazing, traditional features with modern fittings and finishes
 - Fully enclosed rear courtyard garden with large Summerhouse and Outhouse



OFFERS OVER
£185,000

Property Description

This well presented, traditional styled TERRACED VILLA is located in a very popular and sought after area of the town, within easy reach of most central amenities and services, including local shops (the West Port area and the main east coast railway station serving Arbroath is within easy walking distance) supermarkets, cafes, public houses and within easy reach of Angus College campus and also Keptie Pond. The property offers deceptively spacious accommodation over two floors and retains many of the original features and charm of a traditional stone-built property, whilst benefiting from Gas fired central heating and Double glazing. Internally, on entering into the property there is a Vestibule and Hallway area which is open plan into the generously proportioned Lounge, then attractive French double doors open through into the large Dining Kitchen. The large Dining Kitchen offers everyday family breakfasting/dining options and is well appointed (integrated appliances included). Located on the upper floor is the main Master Bedroom with En Suite Shower Room, two further Bedrooms, the family Shower Room together with a useful storage Boxroom. Externally, there is a fully enclosed rear courtyard garden, all neatly laid out and enjoying a lovely sunny aspect, ideal for outside entertaining. There is a large timber Summerhouse (with power and light) and adjoining the Summerhouse is a useful Shed. A further Outhouse offers storage and houses the Gas central heating boiler. Overall, this property would suit a variety of buyers, an ideal step-up the property ladder for a young family, or a good downsize property, with early viewing highly recommended to appreciate the overall appeal of this attractive property.

ACCOMMODATION COMPRISING: VESTIBULE & HALLWAY, OPEN PLAN THROUGH TO THE LOUNGE, LARGE DINING KITCHEN; UPPER FLOOR: MASTER BEDROOM WITH EN SUITE SHOWER ROOM, 2 FURTHER BEDROOMS, BOXROOM, FAMILY SHOWER ROOM.

VESTIBULE & HALLWAY: Enter via the front entrance door into the Vestibule, with a glass panel door through into the Hallway. In the Hallway there is a feature window which looks up to the staircase. CH Radiator. From the Hallway, this area is open through into the Lounge.

LOUNGE: Approx. 15'10 x 18'5. A generously proportioned Lounge, which has two front-facing windows. There is a focal point log/wood burning fireplace with marble hearth and surround. Spotlights to the ceiling. 3 CH Radiators. The staircase leads from the Lounge up to the upper floor accommodation.

There are French double opening doors with glazed side panels which lead into the large, Dining Kitchen.

LARGE DINING KITCHEN: Approx. 18' x 13'2. The fitted Kitchen is an individually designed Alec Wood wood kitchen, a fitted range of base and wall mounted units with co-ordinating worktop surfaces incorporating a stainless steel sink with a mixer tap. Built-in NEFF Ovens, and a Gas Hob with extractor above. Integrated kitchen appliances include:- Fridge and Dishwasher. Plumbing and space for an automatic washing machine, and space for a tumble dryer. There is a large breakfasting/seating area. Spotlights to the ceiling. Tiled-effect flooring. Large cupboard which is suitable and houses a Freezer. There is a further large, under-stair storage cupboard with light. CH Radiator. From the kitchen area a rear-facing window overlooks the rear courtyard garden and an external door gives access out into the rear garden area.

UPPER FLOOR: Staircase with wood balustrade leading to the upper floor accommodation. At the top of the landing is a feature Rennie Macintosh inspired stained glass window which allows borrowed light to filter through from the loft space. At the landing area there is access to the Bedrooms, Boxroom and Shower Room.



BEDROOM 1: Approx. 13' x 9'. This is the main double-sized Bedroom which has a rear-facing window and there is one wall which is complete with fitted wardrobes (shelving and hanging space) and wood-effect and opaque glazed doors. Inset ceiling spotlights. CH Radiator. Access into the En Suite Shower Room.

EN SUITE SHOWER ROOM: Approx. 3'1 x 8'10. Comprising a vanity unit which incorporates the wash-hand basin and another vanity unit incorporating the WC. Separate shower cubicle which is finished in modern wall tiling and housing a power shower. Extractor fan. Heated towel rail. Mirror fitment. Inset ceiling spotlights. CH Radiator.

BEDROOM 2: Approx. 10'3 x 12'2. Another double-sized Bedroom, which has a front-facing dormer window. There is an arch/alcove area with inset spotlights, inset ceiling spotlights and there are built-in wardrobes (shelving and hanging space), dressing table, drawers to match and bedside cabinets, all included in the sale. CH Radiator.

BEDROOM 3: Approx. 7'10 x 12'3. A good-sized third Bedroom, with a front-facing dormer window. Built-in wardrobes, with further overhead storage, and louvre doors. CH Radiator.

BOXROOM: Approx. 5'7 x 10'3. An ideal storage or study room, with built-in storage cupboards (housing the water tanks) and a ceiling pulley useful for clothes drying.

SHOWER ROOM: Approx. 6'7 x 6'5. A modern, well appointed family Shower Room comprising a vanity unit incorporating the wash-hand basin and WC. Large shower area with glass shower screen and housing a power shower with deluge and hand-held attachments. Modern wet wall panel finish. Parador lined ceiling with inset spotlights. Heated CH towel rail.

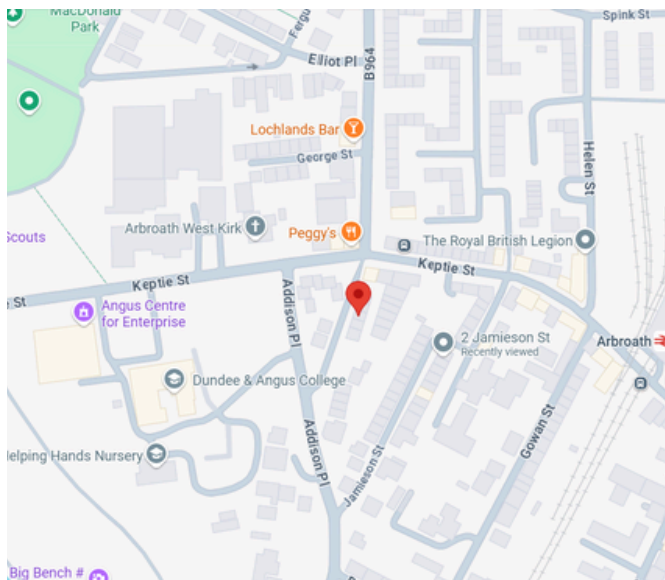
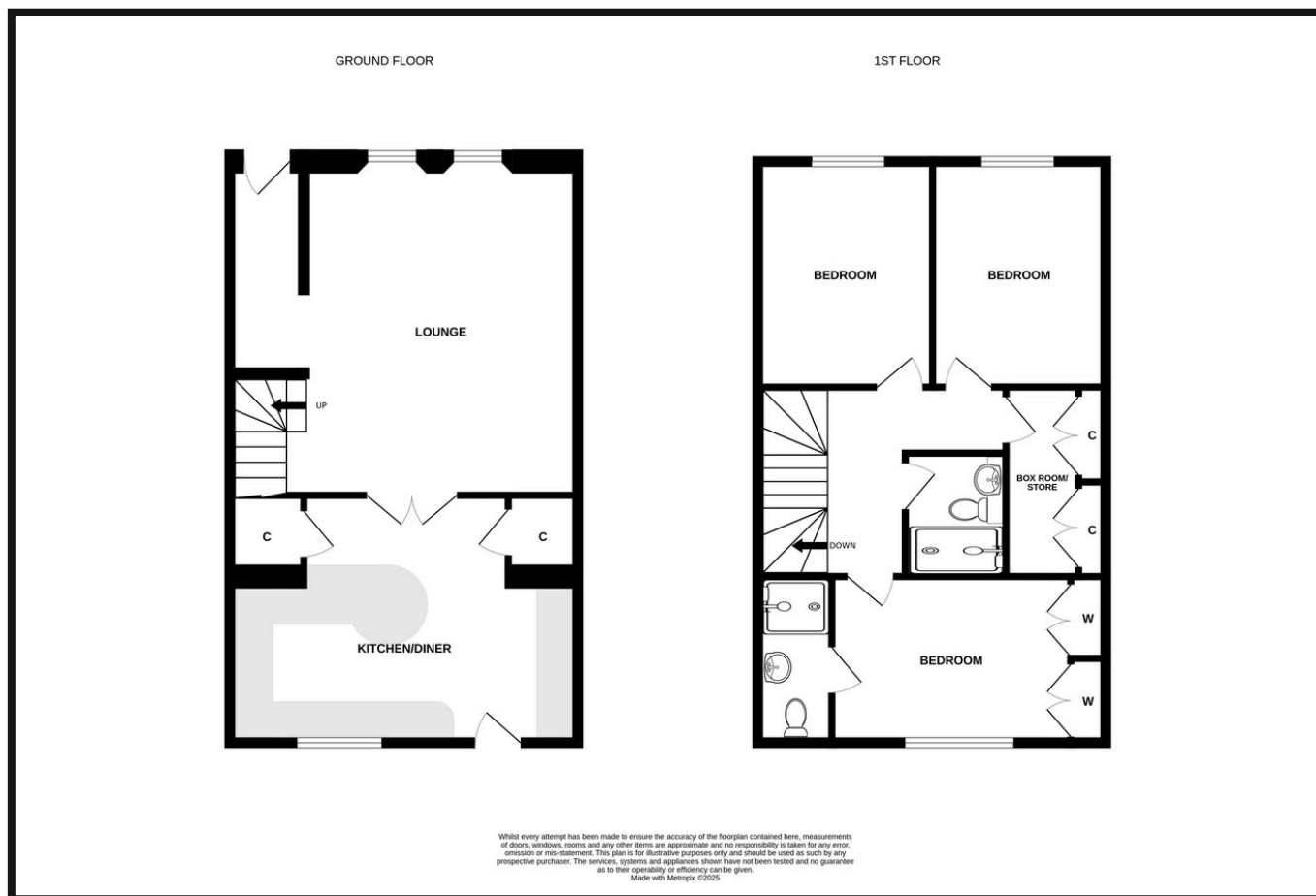
COURTYARD GARDEN: The fully enclosed rear garden is all neatly laid out and offers a lovely sunny aspect, ideal for outside entertainment.

There is a large timber Summerhouse, entered via patio doors and measures approx. 13'10 x 7'2 with power and light, fitted wall lights and tiled-effect flooring. Adjoining the Summerhouse is a useful Shed. Outside water tap.

A further Outhouse offers storage and houses the 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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