

# Connelly Yeoman



4 UNION STREET EAST, ARBROATH, DD11 1BS

TERRACED VILLA



- Set within the historic 'Fit o' the Toon'
- An immaculate recently renovated family home
- Decorated in modern tones with lovely original features
  - Secluded rear courtyard



OFFERS OVER  
**£160,000**



# Property Description

This immaculate TERRACED VILLA needs to be viewed to appreciate the modern accommodation on offer. The current owners have recently renovated this property to form an idyllic family home nestled within the historic area known as the 'Fit o' the Toon'. Decorated in modern tones with Gas central heating and double glazing the accommodation consists of a lounge, dining room incorporating an office, a kitchen and shower room and outside a rear courtyard. The upper level has three bedrooms and a WC. Set within easy reach of schools at primary and secondary level, including a variety of local and national shops, cafes, restaurants and public houses. Arbroath has a lovely marina, coastal walks, beautiful beaches and parks and connects to other towns and cities via the A92, East coast railway and National Cycle Network.

## ACCOMMODATION COMPRISING:

**LOUNGE, KITCHEN, DINING ROOM WITH OFFICE, SHOWER ROOM, THREE BEDROOMS, WC.**

### HALLWAY:

through the front door into the hallway with laminate flooring flowing through to the rear door. Contemporary wall mounted radiator and down lights.

brick glass wall allowing light into other rooms.

### LOUNGE:

Approx. 14'11 x 12. With a window overlooking the rear courtyard, neutral decor with lovely features including cornice ceiling, an alcove with storage, traditional wooden skirtings and door frames add to the charm of this property. Open into the dining room.

### DINING ROOM WITH OFFICE:

Approx. 11'7 x 10'4. Front facing with storage under the window housing the fuse board. Ample space for dining table and chairs and a useful downstairs area cleverly adapted into an office space measuring approx. 4'4 x 3'9.

### KITCHEN:

Approx. 13'3 x 8'5. A good size kitchen with Oak effect units with black work surfaces and splashbacks, built in ovens, electric hob with extractor above, plumbed for washing machine. ample space for an American style fridge freezer a further door leads out into the courtyard, contemporary radiator and down lights. A cupboard housing the central heating boiler.

### SHOWER ROOM:

Approx. 8'11 x 6'8. This modern room has a large walk in shower with wall jets, chrome fittings and a folding glass door finished in black Wet wall. Bespoke built in white units, a wood unit with shelving below is the base for the sink, above this, a display shelf with lighting. The rest of this lovely shower room is finished in a lighter Wet wall giving a good contrast. There is further built in storage with display shelf, a contemporary wall radiator and a window. The flooring is Moroccan tile effect which ties in with the WC.





**MASTER BEDROOM:**

Approx. 13'1 x 11'3. A lovely modern well equipped room with grey woodgrain effect bespoke fitted wardrobes either side of the bed with additional over the bed storage, matching shelving and storage to the opposite wall with a full length mirror.

**BEDROOM 2:**

Approx. 9' x 8'4 With modern decor in grey and overlooking the rear of the property.

**BEDROOM 3:**

Approx. 9' x 8'6. With modern built in shelving and storage and overlooking the rear of the property another well equipped room.

**WC:**

Approx. 9' x 2'10. Fitted with a two piece white suite and partially tiled with Moroccan style tile effect flooring. A chrome wall mounted towel rail and built in shelved area to the corner. A hatch in this room leads into a cupboard within the eaves space.

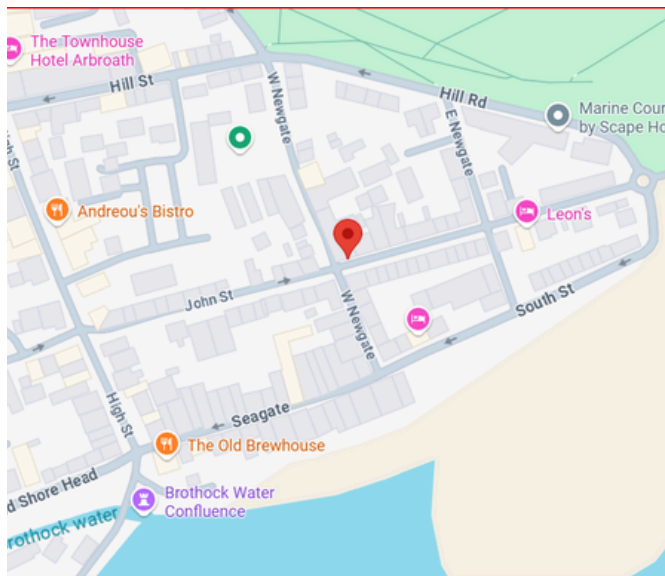




# Property Professionals



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