

Connelly Yeoman



8 SALISBURY PLACE, ARBROATH, DD11 2AD

DETACHED VILLA



- Set within a very desirable residential area close to local amenities
- A generously proportioned family home with originality and character
 - Gas central heating, double glazing and a detached garage
- A secluded rear garden with entertainment area and historical Anderson shelter



OFFERS OVER
£265,000

Property Description

Connelly and Yeoman are pleased to bring to market this impressive DETACHED VILLA. Located in a sought after residential area of Arbroath within a peaceful street, this spacious family home offers flexible living accommodation, generous gardens and a convenient location close to schools, transport links and local amenities. Many original features and character remain with ample storage space throughout, including hallway cupboards and loft access. The home benefits from gas central heating and double glazing. Externally, the property boasts a fully enclosed rear garden - ideal for young children and pets - with a mix of lawn and patio areas for outdoor dining and entertaining. To the front there is a Monoblock driveway providing off street parking leading to a single detached garage.

Salisbury Place is a quiet, family friendly residential street located on the western edge of Arbroath. The area is popular with families and retirees alike, offering a peaceful setting with easy access to the town centre and main commuter routes. Arbroath itself is a charming costal town known for its historical landmarks, beautiful beaches and scenic harbour. The town provides a wide range of amenities including supermarkets, shops, cafes, restaurants and leisure facilities. Arbroath Abbey and the nearby cliffs and costal walks are popular with locals and visitors alike.

This exceptional property offers a fantastic opportunity to acquire a spacious family home in a desirable location. Early viewing is highly recommended to appreciate all that this home has to offer.

ACCOMMODATION COMPRISING:

ENTRANCE HALLWAY, LOUNGE, KITCHEN, DINING ROOM, 3 BEDROOMS, FAMILY BATHROOM, ATTIC ROOM.

HALLWAY:

Entry via the front door into a welcoming vestibule with a tiled floor and wood panelling. A glazed door leads into the inner hallway which is light and bright with a skylight. There is an under stairs storage cupboard and a door leading to a concealed staircase to the upper accommodation.

LOUNGE:

Approx. 14'4 x 17'. A generously sized lounge with a rear facing bay window overlooking the mature and well established garden. A further side aspect window allows light to flood the room showcasing the many original features which include a gas fire set in a wooden mantle, ceiling cornering, high skirtings and a shallow shelved storage cupboard.

KITCHEN:

Approx. 10' x 9'5. Fitted with a range of base and wall units with coordinating work surfaces and inset with a stainless steel sink with a mixer tap. Integrated appliances include an electric oven, four burner electric hob with an extractor hood above. There is space for an automatic washing machine, tumble dryer and for a full height fridge freezer. A door leads into the airing cupboard with shelving and where the boiler and electrics are housed. A second door leads into the rear garden.

DINING ROOM:

Approx. 13'10 x 11'10. Dinning room has a front facing bay window. There is a built in display unit with glass door and additional storage below. There is a traditional fireplace, which has been closed off, with tiled inlay and hearth and an ornate wooden mantle.

BEDROOM 1:

Approx. 12'6 x 11'11. Facing the rear of the property with dual windows. Neutrally decorated with a picture rail and a built in storage cupboard which has coat hooks and shelving.



BEDROOM 2:

Approx. 11'3 x 12'11. A good sized double bedroom with ample room for furnishings. Traditional features have been retained with a picture rail and ornate ceiling cornicing.

BEDROOM 3:

Approx. 9'2 x 9'10. A neutrally decorated front facing bedroom with carpeting to the floor and a picture rail.

FAMILY BATHROOM:

Approx. 5'4 x 7'11. The bathroom boasts the original wood flooring with a side facing opaque window and wall panelling at dado height. There is a three piece white suite with a free standing claw foot bath tub with tap to shower fitment and a wall mounted mirrored cabinet.

TOP FLOOR LANDING:

At the top of the staircase, there is a good sized storage cupboard which could be converted, perhaps into an ensuite for the bedroom on this floor.

BEDROOM 4:

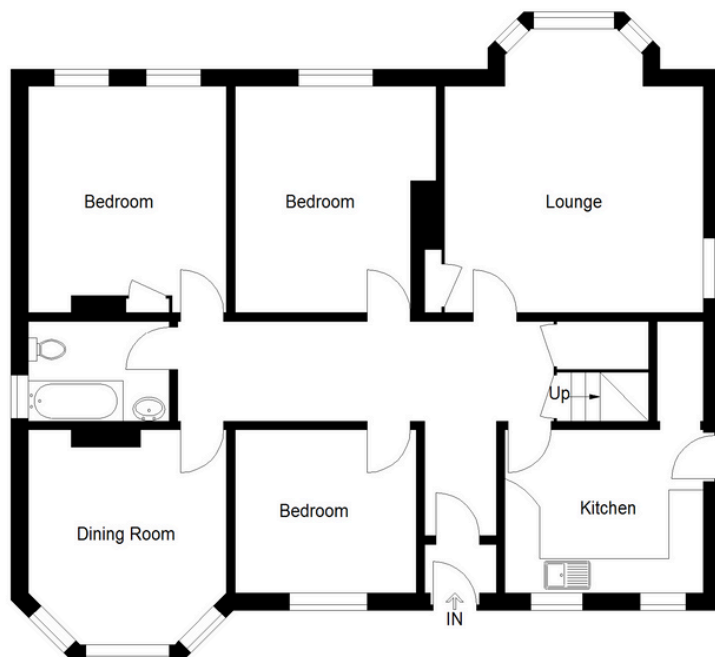
Approx. 17' x 12'9. This large attic room has a rear facing window with shelving below and a built in wardrobe. There is carpeting to the floor and wood panelling. A door leads into an attic space with potential for conversion with a Velux window.

OUTSIDE:

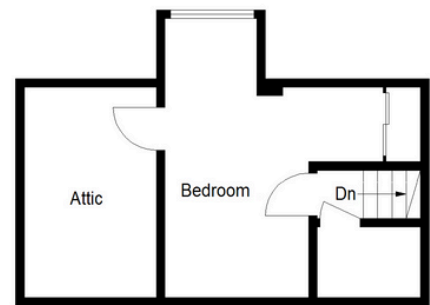
To the front the garden is mainly laid to lawn and bordered by chip stones with a Monoblock pathway leading to the front door and down the side of the property. A Monoblock driveway leads to a timber framed single garage. At the rear a paved pathway leads right round the back where there are planters. The garden is mainly laid to lawn with a paved patio area for sitting and is secluded and enclosed by a hedge. There are fruit trees which include plum and apple as well as mature bushes. At the rear of the garden is a Anderson shelter with steps leading down.



Property Professionals

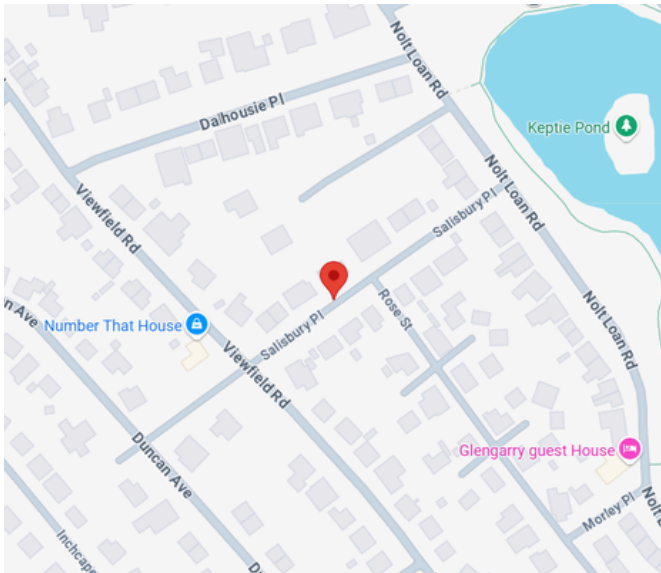


Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID1217374 / Ref:90872)



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