

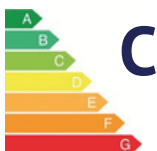


**26D EAST ABBEY STREET,
ARBROATH DD11 1EN**

**TERRACED
TOWNHOUSE**



- Set within a very popular, central area of Arbroath close to amenities and services
- A unique, well presented Terraced Townhouse offering spacious accommodation over 3 levels
 - Gas Fired Central Heating, Double Glazing and ample storage
- Rear courtyard area with two exclusive car parking bays for the property



OFFERS OVER
£165,000

Property Description

This traditional style, stone-built TERRACED TOWNHOUSE forms part of a distinctive building which is ideally located in a very popular, central area of the town, within minutes' walking distance of the town centre shopping and close to the historic Arbroath Abbey, grounds and parkland. Arbroath is served by a whole host of various amenities and services, including a good variety of supermarkets and discount stores, DIY stores, cafes, restaurants and public houses, takeaway outlets, popular primary and secondary schools, Health and Leisure Centres, and the popular seascape area of the Marina, harbour and seafront promenades are within easy reach. The current owners of this unique Townhouse property have carried out certain upgrading and refurbishment and the property is presented to the market in excellent order, with neutral, tasteful decor throughout, all complimented by fresh carpeting, modern fittings and finishes. There are also the benefits of Gas fired central heating and Double glazing. Externally, from East Abbey Street entering under the tunnel leading to the rear of the building, in the rear courtyard area there are two allocated car parking bays for the exclusive use of this property. There is also a communal area to the side of the building with a drying area and bin storage. Overall, this extremely well presented and unique property may be of interest to a variety of buyers and early viewing is highly recommended to avoid disappointment.

ACCOMMODATION: GROUND FLOOR:- ENTRANCE VESTIBULE, HALLWAY, NURSERY ROOM/ BEDROOM 3, FAMILY/JACK & JILL BATHROOM (EN SUITE) TO THE MAIN GROUND FLOOR BEDROOM 1); FIRST FLOOR:- BEDROOM 2, SHOWER ROOM, BREAKFASTING KITCHEN; UPPER FLOOR:- LOUNGE.

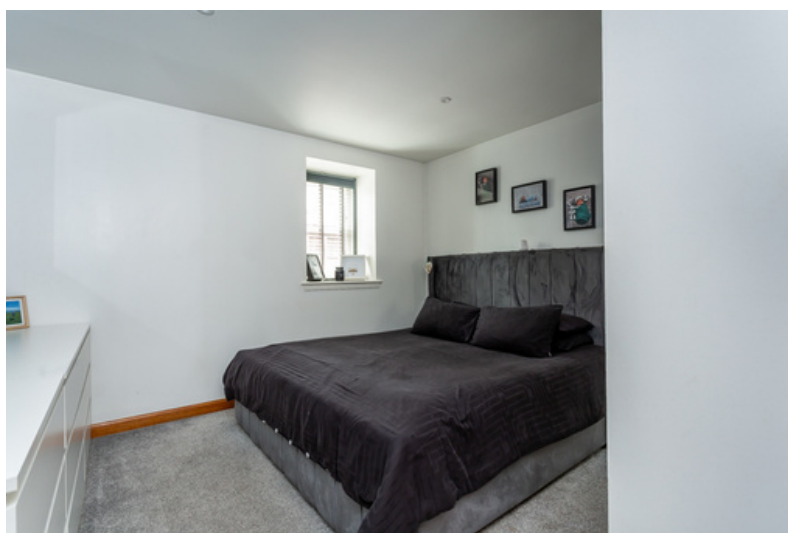
ENTRANCE VESTIBULE: Enter into the property via an attractive double glazed front entrance door into the Vestibule, which has laminate flooring. Internal door leads through into the Hallway.

HALLWAY:

Neutral decor and fresh grey coloured carpeting, continued through into the ground floor bedroom. Feature original wooden internal doors. Large understair storage cupboard. Inset ceiling downlights. Neutral decor. CH Radiator. A further door leads through from the hallway into the Family Bathroom, a "Jack & Jill" bathroom, leading into the main Bedroom.

NURSERY ROOM/ BEDROOM 3:

Approx. 9'9 X 7'1. This bedroom is currently decorated as a nursery room, and has a large, rear-facing window. Neutral decor with a feature sage green mural wall with a jungle theme. Inset ceiling spotlights. CH Radiator.



FAMILY BATHROOM / JACK & JILL BATHROOM (EN SUITE):

Approx. 7'10 x 7'4. This bathroom can be accessed from the main Bedroom and has been very recently refurbished and comprises of a large walk-in shower cubicle with feature concrete-effect wet wall panel finish, which continues around the wash-hand basin and WC. Black trim finish. The shower area is has glazed glass panels. Laminate slate-effect flooring. Black coloured contemporary wall mounted CH towel radiator. Wall mounted mirror with lighting.

BEDROOM 1:

Approx. 13'5 x 11'8. A spacious, ground floor master bedroom which has a front-facing window. Ample space for bedroom furniture. Built-in wardrobes with mirror sliding doors. Neutral decor with a feature grey coloured wall. Inset ceiling downlights. CH Radiator. Door through into the Bathroom offering En Suite facility.

FIRST FLOOR LANDING: Staircase leading to the first floor accommodation, with a turn on the stairwell and feature contemporary wood balustrade with glazed panels. Neutral decor and fresh carpeting on the staircase. Feature wall. High ceiling with a skylight window allowing ample natural light.



BEDROOM 2:

Approx. 10'6 x 9'7. Another good-sized bedroom, which has a window overlooking the rear of the property. Ample space for bedroom furniture. CH Radiator.

SHOWER ROOM:

Approx. 7'10 x 3'6. Comprising WC., and wash-hand basin and a shower area with full wall tiling and a glass folding door. Partial wall tiling. Tiled floor. Chrome wall mounted towel rail.

BREAKFASTING KITCHEN:

Approx. 11'9 x 11'7. A spacious and well appointed Kitchen, which is fitted with a good range of modern base and wall mounted units in a slate grey high gloss finish with complimentary wood-effect work surfaces and tiled splashbacks. Gas Hob and extractor above. Brushed chrome splashback at the hob area. Built-in Oven below. Black sink, drainer and draining rack. Feature Island with a black marbled effect surface, ample built-in storage and space for 4 breakfast bar chairs. Low level windows with a deep sill. CH Radiator. Inset ceiling downlights. Neutral decor.

UPPER FLOOR: with access to the Lounge.**LOUNGE:**

Approx. 21'6 x 10'8. A lovely, unique feature of this property is the upper floor Lounge, which is bright and spacious, with large rear-facing windows and feature arched windows to the front of the property, with opaque pattern on the glass. Inset ceiling downlights. Ample space for furniture settings. Contemporary grey coloured wall mounted CH Radiator.

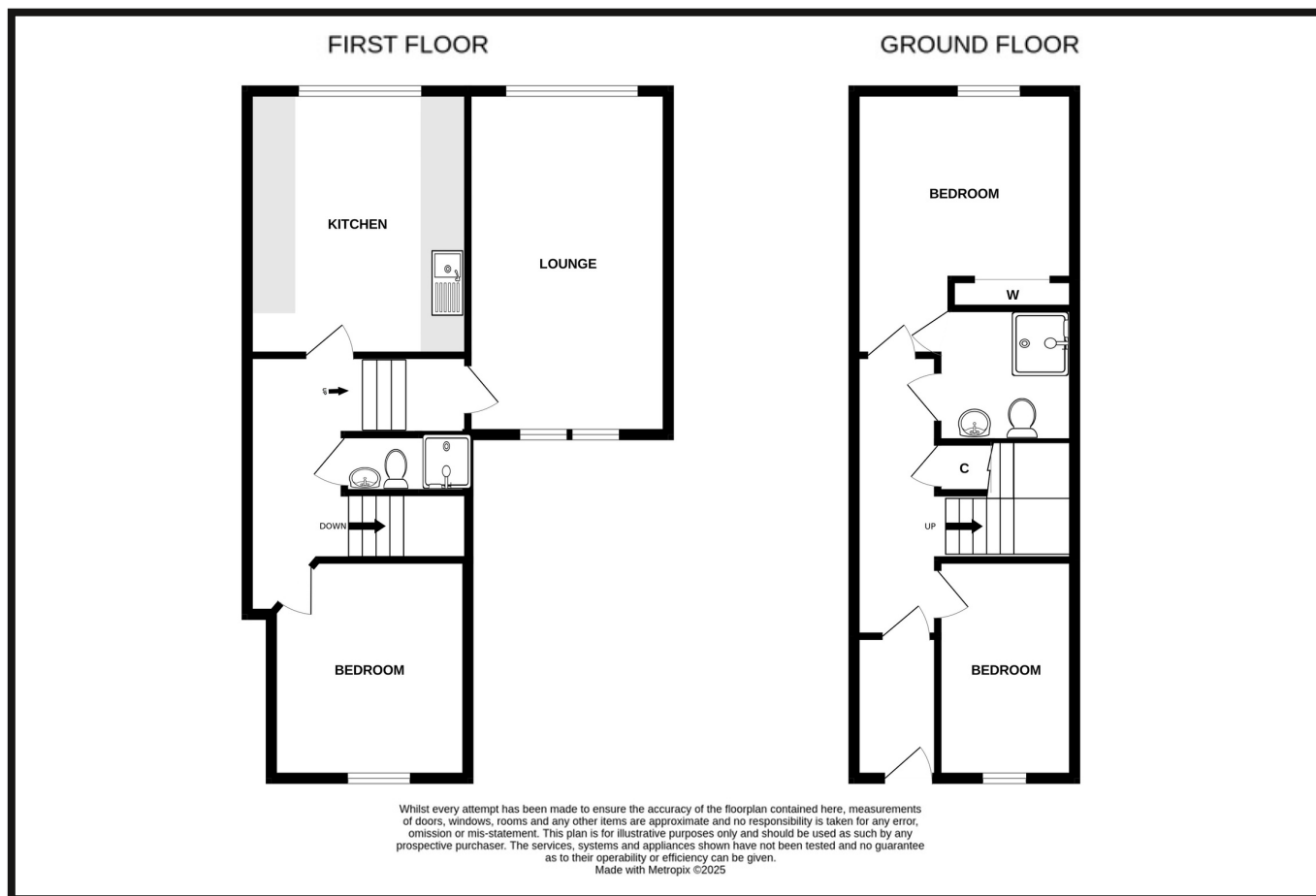
EXTERNALLY:

From East Abbey Street entering under the tunnel leading to the rear of the building, in the rear courtyard area there are two allocated car parking bays for the exclusive use of this property.

To the side of the property there is a communal area, with a drying area and bin storage.



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.

**Connelly
Yeoman**

tspc

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