

Connelly Yeoman



**37 UNION STREET EAST
ARBROATH DD11 1DA**

LARGE DETACHED VILLA



- Located in a popular residential area of Arbroath just minutes' walk from the seafront
- Spacious and versatile family-sized accommodation over two levels, large floored attic
- Gas Fired Central Heating (Multi-fuel Stove), Double Glazed Windows and External doors
 - Off-street car parking for 2 cars, easily maintained garden areas, 3 Outhouses



OFFERS OVER

£270,000

Property Description

Connelly Yeoman Estate Agency are delighted to bring to the market this distinctive and very well presented DETACHED VILLA which is located to the east of Arbroath town centre (known locally as "the Fit o' the Toon") and which offers impressive views out towards the stunning Arbroath cliffs, coastline and sea beyond. Ideally placed, this delightful family home is conveniently located in the heart of Arbroath, within walking distance of all central amenities and services including local and national shops, supermarkets, popular primary and secondary schools, together with excellent transport/commuting links via the main east coast railway line serving the town, well positioned bus station, and the main A92 dual carriageway for travel to the main Angus towns and further afield to Dundee and Aberdeen. The property is presented in excellent order, with the current owners having carried out upgrading/modernisation of the property during their tenure, and this spacious family home now offers super family accommodation over two levels with the benefits of Gas fired central heating, Double glazed windows and external doors (offering an abundance of natural light) and a recently installed Multi-fuel Stove (focal point of interest in both the main Lounge and Sitting/Dining/Family Room). There is a large partly floored loft space (scope for further development, subject of course to the usual Local Authority Planning Permissions, etc). On entering into the property there is a welcoming Hallway which has had a recent new solid oak staircase with glazed balustrade; the main Lounge with Multi-fuel Stove recently installed, a cosy Sitting/Dining/Family room, Dining Kitchen, 5 double-sized Bedrooms (one of the Bedrooms is located on the ground floor), Ground floor Shower Room and an upper floor Shower Room. This impressive home also has the advantage of an off-street driveway providing car parking for 2 cars. To the right-hand side of the house, timber access gates open through into a lovely side area of garden, with access pathway to the main side entrance door. This area of garden is all neatly laid out, with mature plants and shrubs. A further access gate leads to the rear of the property which is southerly facing and where you have a secure courtyard garden, laid out in paving for ease of maintenance, with a timber decking ideal for outside seating/ entertainment. There are two stone-built Outhouses (one used as an aviary with timber structure but this will be removed prior to sale). A further Outhouse can be used as an external Utility. Overall, this property represents an ideal family home in a convenient, central location within minutes' walk from the lovely coastline, Marina and harbour areas of Arbroath.

ACCOMMODATION COMPRISING:- ENTRANCE HALLWAY, LOUNGE, SHOWER ROOM, GROUND FLOOR BEDROOM 5, DINING KITCHEN, SITTING/DINING/FAMILY ROOM; UPPER FLOOR:- 4 DOUBLE BEDROOMS, SHOWER ROOM; BUILT-IN CUPBOARD WITH STAIRS LEADING TO THE ATTIC SPACE.



Property Description

ENTRANCE HALLWAY: Entering into the side of the property via the main entrance door into the Hallway where there is quality wood-effect flooring. A carpeted staircase, solid oak staircase with a glazed balustrade leads to the upper floor accommodation. In the Hallway there is a side-facing window which also brings in ample natural light. Built-in understair storage cupboard and a further double doors storage cupboard (hanging rail ideal for coats and shoes). Overhead storage cupboard and two smaller cupboards housing the gas and electric meters. Access from the Hallway into the Lounge, downstairs Shower Room, Bedroom 5, Dining Kitchen, Sitting/Dining/Family Room.

LOUNGE: Approx. 13'9 x 14'1. A spacious and welcoming main Lounge, with a front-facing window, neutral decor and with quality wood-effect flooring. There is a newly installed Multi-fuel stove which has glazed doors on both sides, one in the Lounge and the other through into the Sitting Room. The Stove is set on a slate hearth and has a wood mantle, an ideal focal point of this room. CH Radiator.

SHOWER ROOM Approx. 4'10 x 8'6. Comprising a two piece white bathroom suite with the wash-hand basin set in a vanity unit with storage below. Separate shower enclosure housing a mains power shower. Fully tiled walls. Tiled floor. CH Radiator. Opaque glazed window allows for natural light and ventilation.

GROUND FLOOR BEDROOM 5: Approx. 9'1 x 12'8. A useful ground floor room, ideal as a fifth double-sized Bedroom with ample space and a rear-facing window, built-in wardrobe (shelving and hanging space). CH Radiator.

DINING KITCHEN: Approx. 12'7 x 14'4. Another spacious main room, the Kitchen area is fitted with a modern range of base and wall mounted units, co-ordinating worktop surfaces and a composite sink with Quettle boiling tap. A fitted breakfast bar area is great for casual, everyday dining.

The kitchen appliances include a Belling Range Cooker with 5 burner Gas Hob, Electric Oven and an extractor hood above the hob. Plumbing and space for a dishwasher (included in the sale but **NO WARRANTIES GIVEN THEREON**). Space for a free-standing Fridge/Freezer.

CH Radiator. There is a built-in cupboard / utility area with worktop surface and storage cupboards above and space for tumble dryer, etc.

From the Hallway through into the Sitting/Dining/Family Room.

SITTING/ DINING/FAMILY ROOM:

Approx. 14'4 x 14'1. An internal door with glazed half panel leads into this versatile room, which offers adaptable room use. Front-facing window. Neutral decor and wood-effect flooring. Focal point fireplace with the Multi-fuel stove. CH Radiator.

UPPER FLOOR: Staircase to the upper floor landing area, fitted carpeting and a good-sized window allows for ample natural light. Two built-in storage cupboards, one which has shelving and the other cupboard houses the water tank and new pump for the downstairs Shower; with a further set of stairs/ladder leading up into the attic space, where roof skylight windows have been replaced and which is floored (the attic space may or could offer further scope for development, subject to the usual Local Authority Planning Consents, etc., being obtained and the terms of which any prospective purchaser will be liable to satisfy themselves upon the terms thereof). Access from the upper floor landing into the further 4 Bedrooms and Shower Room.

BEDROOM 1: Approx. 14'3 x 13'10. A spacious double Bedroom, with wall to wall fitted wardrobes and drawers. Ceiling spotlight. CH Radiator.



SHOWER ROOM: Approx. 6'10 x 9'9. Comprising a two piece white bathroom suite, with the wash-hand basin set within a vanity unit and storage below. Full walk-in shower enclosure with an Electric Shower. Wet wall panel finish at the shower area. Wood-effect flooring. Chrome heated CH towel rail. Southerly-facing window which offers sea views.

BEDROOM 2: Approx. 14'5 x 8'9. Double Bedroom with a side-facing window, ample space for bedroom furnishings, fitted carpeting and a CH Radiator.

BEDROOM 3: Approx. 14'7 x 8'10. Double Bedroom with a side-facing window, space for bedroom furnishings, fitted carpeting and a CH Radiator.

BEDROOM 4: Approx. 14'3 x 13'11. Double Bedroom with a southerly facing window with views, two built-in wardrobes with double doors and fitted drawers in the middle, neutral decor, fitted carpeting and

EXTERNALLY: The property has the advantage of an off-street driveway (to the left-hand side of the house) providing car parking for 2 cars. To the right-hand side of the house, timber access gates open through into a lovely side area of garden, with access pathway to the main side entrance door for the property. This area of garden is all neatly laid out, with mature plants and shrubs.

A further access gate leads to the rear of the property which is south-facing and where you have a secure courtyard garden, laid out in paving for ease of maintenance, with a timber decking ideal for outside seating/entertainment.

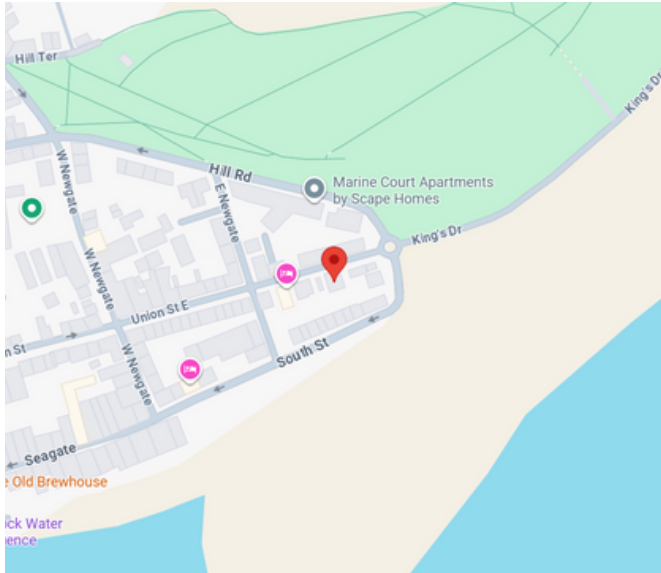
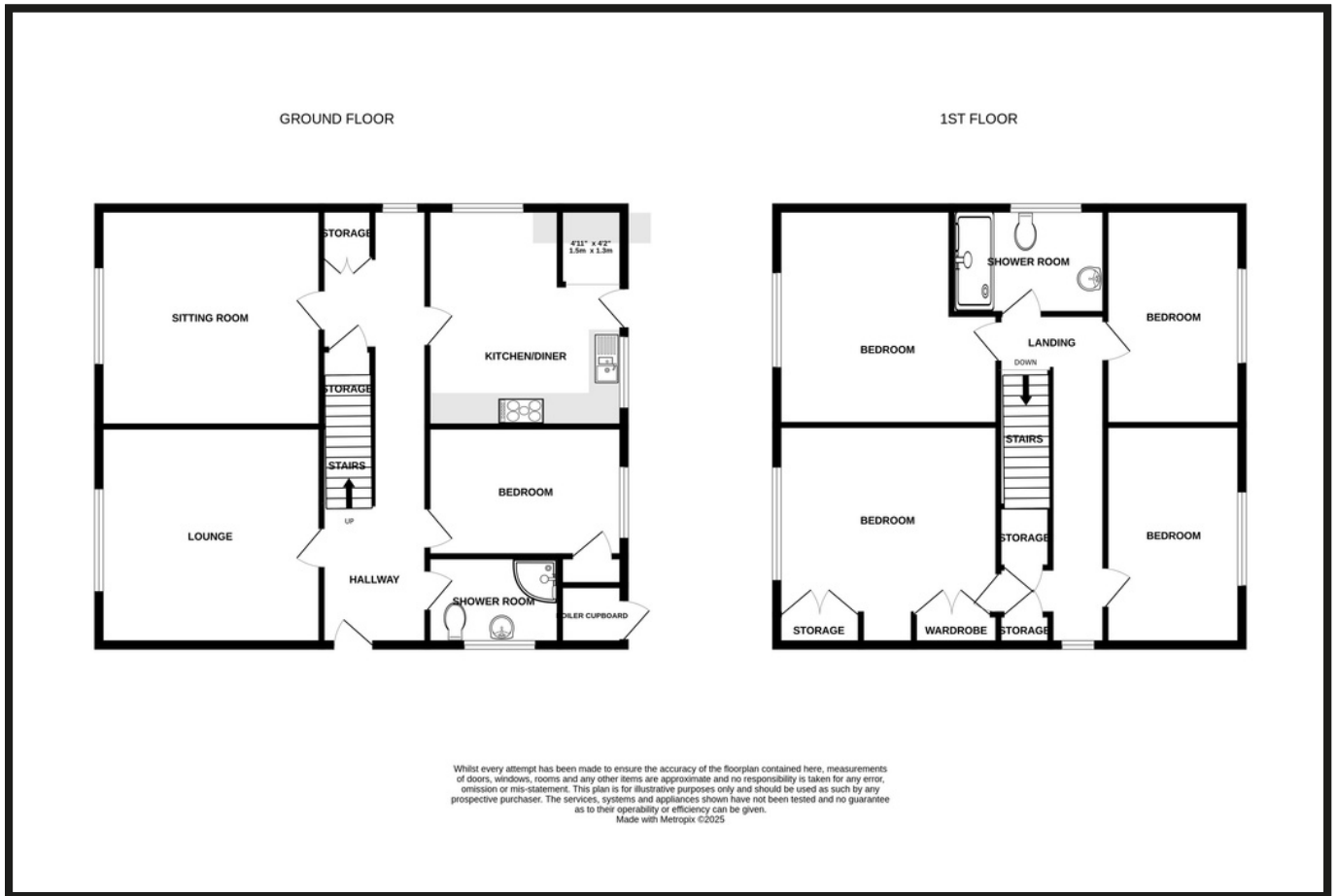
There are two stone-built Outhouses (one used as an aviary with timber structure but this timber structure will be removed prior to any sale).

A further Outhouse can be used / is used as an external Utility and has two good-sized Belfast sinks, electric power, plumbing and space for washing machine and tumble dryer (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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