

Connelly Yeoman

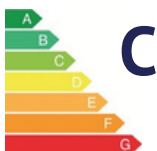


**36 HOWARD STREET
ARBROATH DD11 4DH**

**TERRACED
TOWN HOUSE**



- Located in a very popular and sought after residential area close to central amenities
 - An immaculately presented home of generous proportions over three levels
- Gas Fired Central Heating and Double Glazing, decorated in modern neutral colours
 - Beautifully landscaped, enclosed rear garden with entertainment area



OFFERS OVER
£195,000

Property Description

This immaculately presented TERRACED TOWN HOUSE is located in a very popular and sought after area of the town, within easy reach central amenities and services, including local shops, national supermarkets, local cafes and restaurants. Located not far from the property there are popular schooling at both primary and secondary levels, and Angus College campus is within easy reach. Arbroath offers a wide range of leisure facilities including sports centres, various playparks and recreational grounds, Keptie Pond area, the Marina and working harbour and lovely costal walks. The property offers deceptively spacious and adaptable accommodation over three floors and benefits from Gas fired central heating and Double Glazing. Entering into the property into the Vestibule and Hallway, there is a spacious Lounge and a well appointed, spacious Dining Kitchen; located on the first floor is a Shower Room and two Bedrooms, then on the second (top) floor two further Bedrooms with another Shower Room. Internal fittings and finishing are all of good quality and complimented by tasteful, neutral decor, fitted carpeting and flooring. Externally, to the rear of the property is a lovely landscaped rear garden with established plantings, patio and lawn areas. An access gate leads out to a parking area at the rear. Overall, this property represents an ideal family property, perhaps of interest to a growing family with a whole range of amenities close-by, and early viewing is highly recommended to appreciate.

ACCOMMODATION COMPRISING: ENTRANCE VESTIBULE & INNER HALLWAY, LOUNGE, DINING KITCHEN; FIRST FLOOR:- SHOWER ROOM, TWO BEDROOMS; SECOND/ TOP FLOOR:- TWO BEDROOMS, SHOWER ROOM.

ENTRANCE VESTIBULE & HALLWAY: Enter into the property via a timber front entrance door into the Hallway. In the Hallway there is neutral decor and a carpeted staircase leads to the first floor accommodation. CH Radiator.

LOUNGE: Approx. 12'6 (opening to 14'3 at widest point) x 11'11. A spacious formal Lounge, with a front-facing window. Traditional alcove area. Fitted carpeting and CH Radiator. Through into the Dining Kitchen.

DINING KITCHEN: Approx. 17'9 x 13'7. A lovely large space with ample room for dining table and chairs and the kitchen comprises of a good range of fitted base and wall mounted units in an off-white wood grain effect, an oak wood-effect work surface and sinktop. **Built-in Gas Hob and Extractor above, Electric Oven and integrated Dishwasher.** The large free-standing fridge/Freezer will be included in the sale. Plumbed for an automatic washing machine. A cupboard houses the Gas central heating boiler and there is a further good sized under stair storage cupboard with the electric meter. The main walls are finished in a lovely contemporary deep bottle green colour, with downlights to the ceiling, and a window overlooks the rear and an external door leads out to the rear garden.

FIRST FLOOR UPPER HALLWAY: Neutral decor and carpeted staircase leads to the first floor landing which has an understairs storage cupboard.

SHOWER ROOM: Approx. 7'2 x 6'1. Located on the first floor and recently refurbished, comprising WC., and wash-hand basin set within a floating oak wood effect vanity unit providing good storage. Shower enclosure with mains shower fitment and wet wall panel finish to the shower area. A high level window allows for ample natural light and display area/window sill. Wood-effect flooring, chrome electric programmable wall mounted towel rail, CH radiator and ceiling downlights.



BEDROOM 1: Approx. 12'3 x 10'5. A well proportioned, first floor Bedroom with a lovely big window overlooking the rear giving lots of natural light. Carpeted flooring and neutral decor. CH Radiator.

BEDROOM 2: Approx. 12'7 x 10'6. Another well proportioned room, with a front-facing window, neutral decor and laminate flooring. There is a flush ceiling light. **This room is currently being used as a craft room and there are various wall mounted storage units and these will all be removed and the walls made good prior to any concluded sale.**

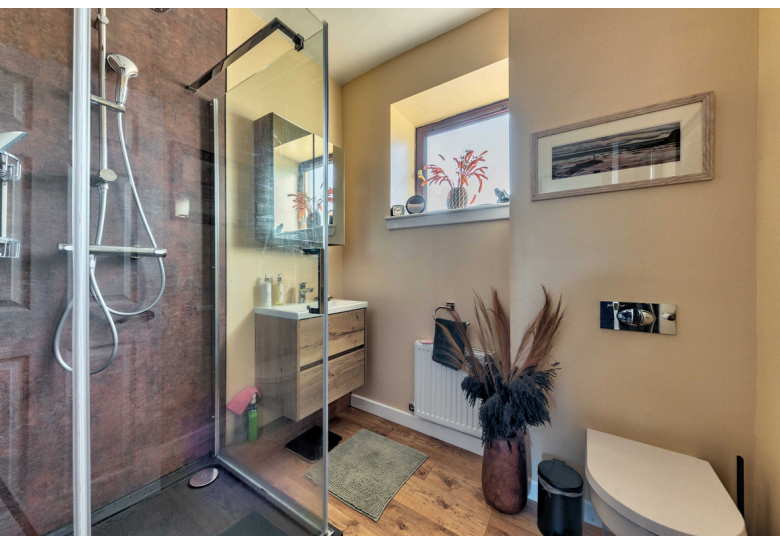
SECOND / TOP FLOOR: Leading up to the top floor, a further flight of carpeted stairs with a large window allowing lots of natural light. Access to Shower Room and two further Bedrooms.

SHOWER ROOM: Approx. 7'9 x 6'7. Comprising a two-piece white bathroom suite, with a quadrant shower cubicle, Electric shower fitment and modern concrete-effect tile inlays. Chrome wall mounted CH towel rail, display shelf, grey vinyl flooring and a velux-style roof window.

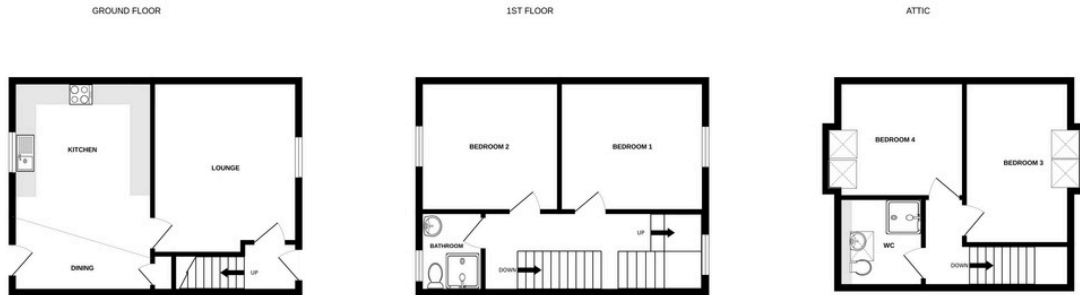
BEDROOM 3: Approx. 11'7 x 9'10. On the second floor, a good-sized Bedroom with two velux-style roof windows which allows for ample natural light, ceiling downlights and neutral decor. CH Radiator.

BEDROOM 4: Approx. 14'4 x 8'4. On the second floor, another good-sized Bedroom, with two velux-style windows allowing for ample light and there is ample space for bedroom furnishings. CH Radiator.

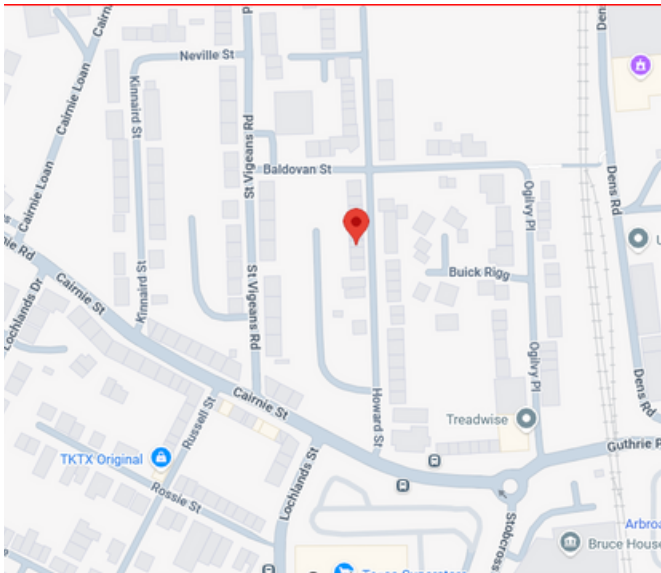
GARDEN: To the rear of the property is a well tended, landscaped rear garden with patio and lawn areas, coloured chip stones and borders with shrubs and bushes. A gate gives access out of the rear garden to an area of on street parking. There is also on-street car parking on Howard Street.



Property Professionals



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**Connelly
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