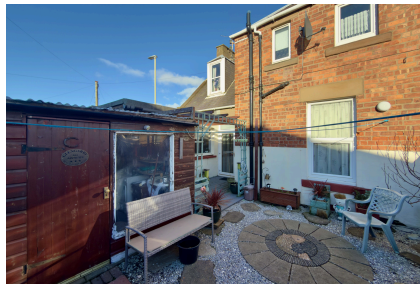


Connelly Yeoman



30 NOLT LOAN ROAD
ARBROATH DD11 2AL

TRADITIONAL STONE-BUILT
SEMI DETACHED VILLA



- Located in a sought after West End residential area with views over Keptie Pond
- A well maintained, traditional stone-built Semi Detached Villa offering adaptable rooms
- Gas Fired Central Heating, Double Glazing and character features with modern touches
- Established garden to the front and enclosed rear garden area, Single Garage



OFFERS OVER

£280,000

Property Description

Connelly Yeoman Estate Agency are excited to bring to market this substantial, stone-built traditional SEMI DETACHED VILLA which is ideally situated in a very sought after residential area in the prime West End of Arbroath and which enjoys super open views over Keptie Pond and towards the Water Tower. Located within easy reach of most central amenities and services, including local shopping in the popular West Port area, and within easy reach of the main east coast railway station which serves the town, you have access to the lovely walkways around Keptie Pond and the Angus College campus is located just minutes' walk from the property. Arbroath and the surrounding area offers a wide range of local shops and national supermarkets, retail shopping outlets, cafes and restaurants, together with well regarded primary and secondary schools (Arbroath High School is within easy walking distance). This particular property has been well maintained and offers deceptively spacious accommodation over two levels with the benefits from Gas fired central heating, Double glazing and many of the original traditional features have been retained. Externally, the property occupies a good-sized corner garden site, on the sweep of the corner with Morley Place, and the front garden all neatly laid out in lawn and stone-chipped area with shrubs and plants, bounded by a low level boundary wall with wrought iron railings and front gate, all offering excellent "kerb" appeal. From Morley Place there is access to the Garage and entry into the enclosed rear garden, again all neatly laid out. Early viewing of this seldom seen property is highly recommended for the discerning purchaser.

ACCOMMODATION COMPRISING:- ENTRANCE VESTIBULE, HALLWAY, LOUNGE, GROUND FLOOR BEDROOM 1 WITH EN SUITE SHOWER ROOM, DINING ROOM, KITCHEN; UPPER FLOOR 3 BEDROOMS, BOXROOM/STUDY ROOM (or BEDROOM), SHOWER ROOM.



Property Description

ENTRANCE VESTIBULE: Enter into the property via the original double opening front entrance doors into the Vestibule where there is a large, double glazed front-facing window with a large recessed display area. In the Vestibule there is an internal double glazed door leading through into the Hallway. This is a traditional Victorian style property and many of the original features have been retained and enhanced by neutral decor throughout.

HALLWAY: The Hallway is spacious and welcoming, with a feature dado rail and wood-effect flooring. Large display shelf recessed area, with a window allowing lots of natural light into the Hallway. CH Radiator. The original internal timber doors have been retained throughout. Staircase with original wood balustrade to the upper floor.

LOUNGE: Approx. 18'11 x 16'11 (into the bay window). A very generously proportioned Lounge, with a wide front-facing bay window offering superb views over Keptie Pond and over towards the Water Tower. Feature ornate ceiling cornicing, panelling at the bay window, dado rail and tasteful decor. Two CH Radiators. Focal point fireplace in dark wood surround and a tiled hearth incorporating an Electric Fire. Recessed display alcove with storage below.

GROUND FLOOR BEDROOM 1: Approx. 12'7 x 9'7. A spacious double Bedroom with a rear-facing window and built-in wardrobes with sliding mirror front doors. The original serving hatch has been retained. CH Radiator. Door through into the En Suite Shower Room.

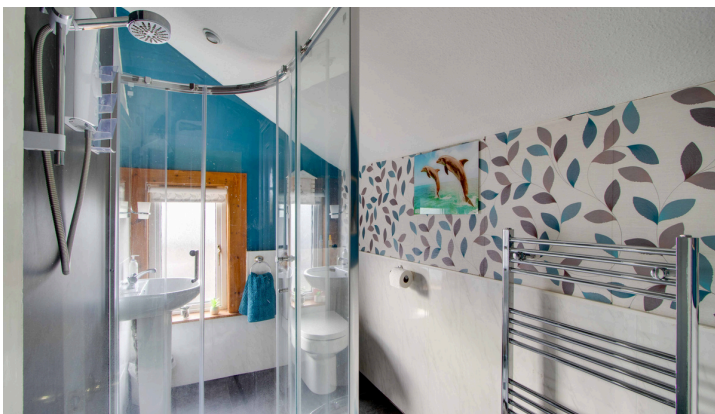
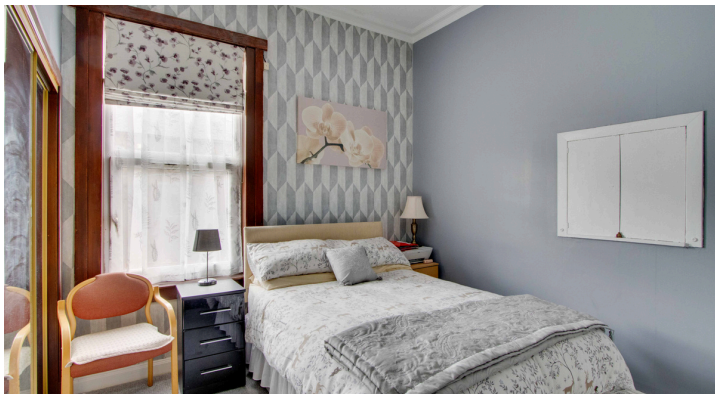
EN SUITE SHOWER ROOM: Approx. 11'7 x 3'5. Comprising a two piece white bathroom suite, with wet wall panel finish to dado height. Fitted shelving for towels. The large wash-hand basin is set within a vanity unit in a white high gloss finish and storage below. Glass display shelf. Wall mounted mirror. Large, walk-in shower area with wall tiling. CH Radiator. Extractor fan.

DINING ROOM: Approx. 14'1 x 13'2. This is another generously proportioned public room, ideal as a formal dining room with ample space for furniture settings. Neutral decor and one wall has a brick-effect wallpaper finish. CH Radiator. Original recessed display shelving and storage cupboard below. Wood panelled ceiling. A double glazed door leads out onto a decking area to the rear.

From the Dining Room there is another glazed door with access through into the Kitchen.

KITCHEN: Approx. 12'6 x 7'2. The galley-style Kitchen is fitted with a good range of base and wall mounted units in a cream finish with black handles, wood-effect worktop surfaces, co-ordinating splashbacks and a black sink with flexi mixer tap fitment. Built-in Electric Oven and Electric Hob. Built-in wine Fridge. Plumbing and space for an automatic washing machine. Ample space for a fridge/freezer. CH Radiator. Large window overlooking the rear garden. External double glazed back door to the rear garden.

UPPER FLOOR: Staircase with original wood balustrade leading to the mid-landing, with a built-in storage cupboard. On the top landing there is a large, built-in storage cupboard housing the Worcester Gas central heating boiler, ideal as an airing cupboard.



UPPER FLOOR: On the upper floor there is a roof window on the landing allowing ample natural light onto this space, access to 3 Bedrooms and Family Bathroom. Further built-in deep storage cupboard.

BOXROOM/ BEDROOM: Approx. 9'3 x 7'9. Adaptable room use, perhaps ideal as a Study/Office/Nursery room, with a quirky low level window.

SHOWER ROOM: Approx. 9'1 x 5'2. Comprising a two piece bathroom suite with a large shower cubicle, partial wall tiling and wet wall panel finish. Tiled-effect flooring. Ceiling downlights. CH Radiator.

BEDROOM 4: Approx. 10'8 (at longest) x 11'. A good sized Bedroom, with a rear-facing window. Coombed or fall-down ceilings. CH Radiator.

BEDROOM 3: Approx. 12'9 x 8'7. A spacious double Bedroom, with a large rear-facing window, built-in eaves storage. CH Radiator.

BEDROOM 2: Approx. 16'9 x 15'5 (into the bay window) A spacious double Bedroom with a large front-facing bay window offering views out over Keptie Pond and beyond. Ample space for bedroom furnishings. Coombed or fall-down ceilings. CH Radiator.

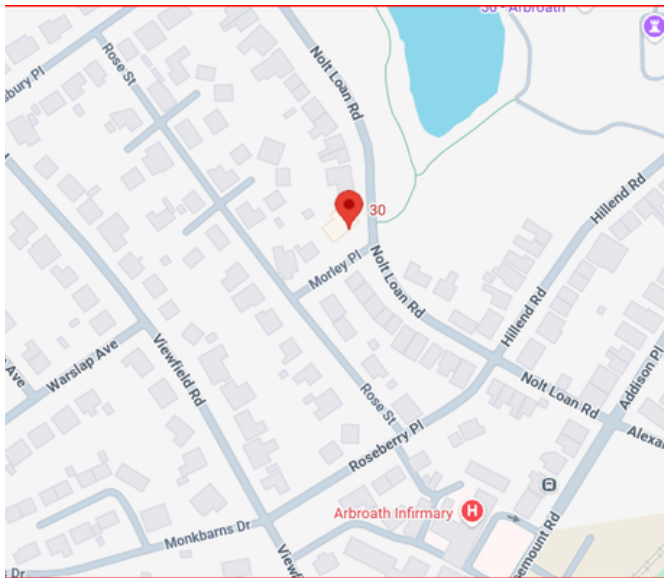
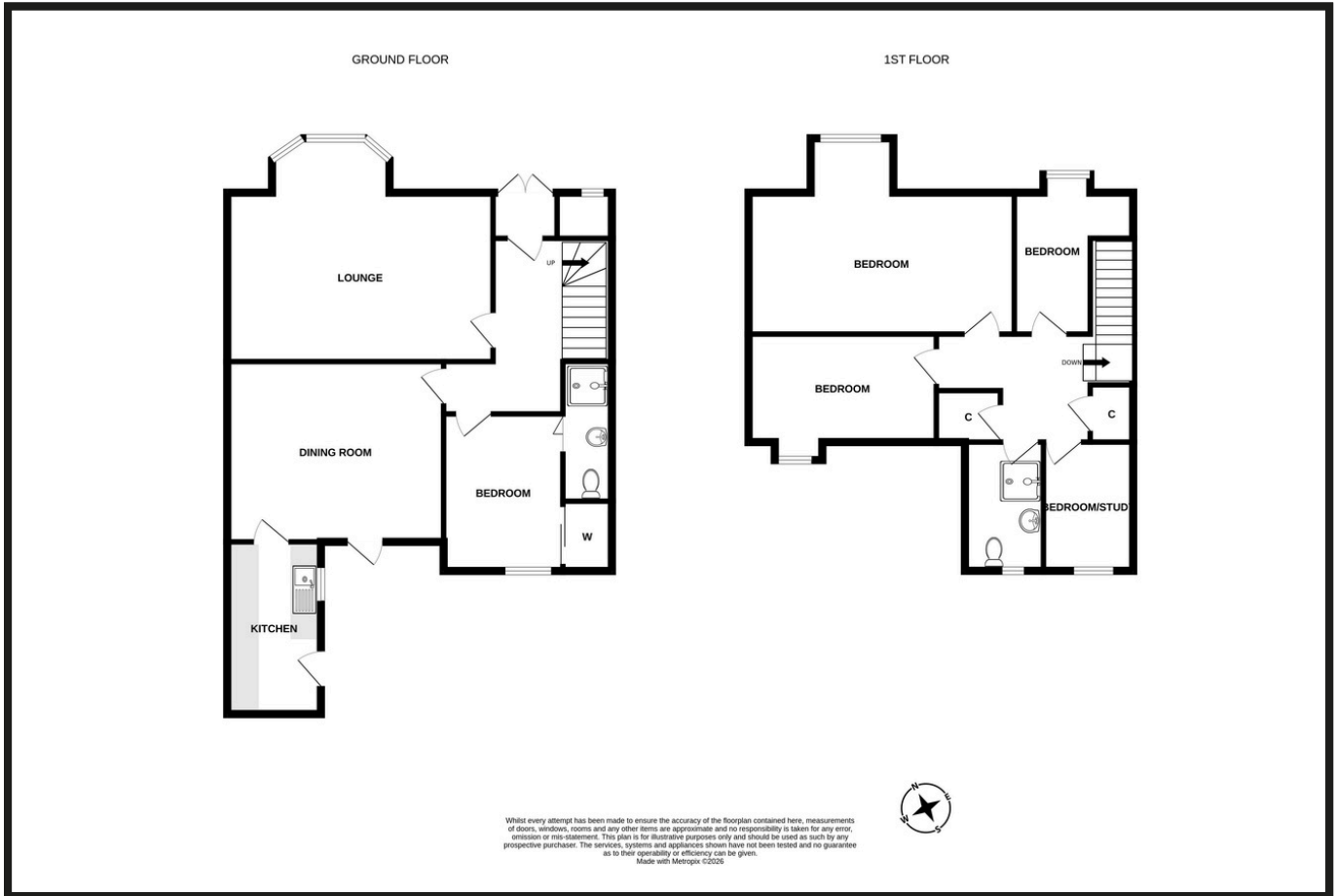
GARDENS: Externally, the property occupies a good-sized corner garden site, on the sweep of the corner with Morley Place, and the front garden is all neatly laid out with lawn and stone-chipped area, shrubs and plants, bounded by a low level boundary wall with wrought iron railings, front gate, and paved pathway. The fully enclosed rear garden has a decking area and a courtyard style garden area, offering privacy and seclusion, with a gate leading out to a back access lane for bin access (shared access pathway). Outside water tap.

GARAGE: Accessed from Morley Place.





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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