

Connelly Yeoman



17 HOWARD STREET
ARBROATH DD11 4DH

TERRACED VILLA



- Exceptionally well presented Terraced Villa located in a sought after area
- Character Victorian features with modern fittings and fixtures and tasteful decor
 - Gas Fired Central Heating and contemporary Double Glazing, ample storage
- Ornamental front garden, beautifully laid out enclosed rear garden, Large Summerhouse



OFFERS OVER
£265,000

Property Description

Connelly Yeoman Estate Agency are excited to bring to the market this exceptionally well presented, stone-built Victorian style TERRACED VILLA which is located in a popular and sought after area of the town within easy reach of most central amenities and services, including local shops, a great selection of national supermarkets, local cafes, D&A College campus, Keptie Pond and of course the splendid marina, harbour and seascape areas of Arbroath.

This property is presented in excellent order, having undergone a recent modernisation program by the current owners. There are modern slate grey double glazed windows and external doors, Gas fired central heating system, stylish and modern fittings and fixtures all complimented by tasteful decor and colourways. Also of note many of the original victorian features including ornate ceiling cornicing have been retained and enhanced. On entering into the property there is welcoming Vestibule and Hallway, a spacious family Lounge, Family Bathroom and a modern, spacious open plan Dining, Lounge and Kitchen area with feature French doors out to the rear garden. A useful Utility Room completes the downstairs accommodation. On the upper floor there is a Toilet/WC., 3 bright and spacious Bedrooms and a fourth room which is currently being used as an Office but could make a fourth single Bedroom if required. Externally, the ornamental front garden is laid out in grey coloured stone-chips for easy maintenance, with a low level boundary wall and wrought iron railings. The delightful rear garden is all beautifully laid out, there is a large lawn area with borders of light grey coloured stone-chips; composite decking ideal for outside seating; further decking area with a Gazebo over and a hot tub, a decked area adjacent to the back of the property, an ideal sun trap. A large Summerhouse, ideal for outside entertaining, is included in the sale. Early viewing is highly recommended to fully appreciate.

ACCOMMODATION COMPRISING: ENTRANCE VESTIBULE & INNER HALLWAY, FAMILY BATHROOM, LOUNGE, REAR HALLWAY, OPEN PLAN DINING, LOUNGE & KITCHEN AREA, UTILITY ROOM; UPPER FLOOR:- TOILET/WC., 3 BEDROOMS, STUDY/OFFICE ROOM or 4TH BEDROOM. LARGE SUMMERHOUSE



Property Description

FRONT ENTRANCE VESTIBULE & HALLWAY: Smart front entrance door into the vestibule and oak door with glazed panel internal door through into the long hallway, ceiling downlights and wood panelling up to dado height, in a modern “mushroom” colour. Built-in storage cupboard with coat rack. Small “nook” underneath the staircase, with wood panelling and under-stair storage. Feature herring-bone wood flooring, continuing through into the rear hallway; modern Oak wood finish internal doors and white finish skirtings and facings throughout. CH Radiator.

FAMILY BATHROOM: Approx. 10'8 x 6'9. Comprising a three piece bathroom suite with feature free-standing bath, WC., and wash-hand basin with “floating” vanity unit and drawer storage. Separate large, walk-in shower enclosure. Full wall tiling with a feature tile; large chrome wall mounted CH towel radiator; ceiling downlights. Large, opaque glazed front window, with fitted window blinds.

LOUNGE: Approx. 13'6 x 14'4 at widest point. This is a very beautifully presented main Lounge, with feature wood flooring, original high skirting boards, facings, ornate corniced ceiling and ceiling rose; focal point fireplace in white with a feature Fire. Recessed alcove with storage below. CH Radiator.

In the rear Hallway there is a further external door out to the back garden.

OPEN PLAN DINING, LOUNGE & KITCHEN AREAS: Approx. 28'6 x 17'4. This the full length of this area through to the Lounge area. Feature angled window and Bi-Fold doors lead out. Wood flooring. At the dining area there is a focal point Electric Fire with pebble detail. Contemporary wall mounted CH Radiator. Feature wall in the Lounge area with a black and white trees and ferns print which is very effective. Wood flooring.

In the Kitchen area there are fitted base and wall mounted units in an off-white colour; worktop surfaces and a breakfast bar area for everyday/casual dining and this has fitted storage below; black splashbacks in a tiled-effect with a herring-bone pattern; built-in Electric Hob with modern extractor hood above; Double Electric Ovens (combined Microwave / Grill Oven); feature lighting. Large rear-facing window overlooks the rear garden.

UTILITY ROOM: Approx. 11'2 x 6'2. A good-size room, fitted with a good range of base and wall mounted storage units in a Walnut wood-effect veneer finish; sink and drainer; plumbing and space for an automatic washing machine; Oak internal doors; large rear-facing window and double glazed external door out.



UPPER FLOOR: Staircase with turns on the stairs, ceiling downlights, feature wood panelling and black wrought iron detail to the balustrade, leading to the upper floor. Quality fitted carpeting on the stairs. Rear-facing window. Located on the upper floor there is a Toilet/WC., and 3 Bedrooms. Built-in storage cupboard housing the Worcester gas central heating boiler. Ceiling hatch access into the attic space which is insulated.

TOILET/WC: Approx. 11'6 x 3'4. Comprising a WC., and wash-hand basin. Wall tiling. Roof window allows for natural light.

BEDROOM 1: Approx. 12'6 x 9'11. A well presented bright and airy Bedroom, with a front-facing bay window. Original ceiling cornice and coombed or fall-down ceilings. Fitted built-in wardrobes painted in a stylish navy colour. Contemporary wall mounted CH Radiator.

STUDY/BEDROOM 4: Approx. 8'3 x 7'11 with a large roof window allowing for natural light. Neutral white decor. This room could be used as a fourth Bedroom if required.

BEDROOM 2: Approx. 13'9 x 10'3. Another well presented Bedroom, with a front-facing bay window allowing for lots of natural light. Fitted built-in wardrobes with fitted mirrors to two of the doors. Contemporary wall mounted CH Radiator.

BEDROOM 3: Approx. 13'5 x 8'8. A good-sized third Bedroom, with a box or dormer window overlooking the rear garden. Built-in storage cupboard into the coombed ceiling. Contemporary wall mounted CH Radiator.

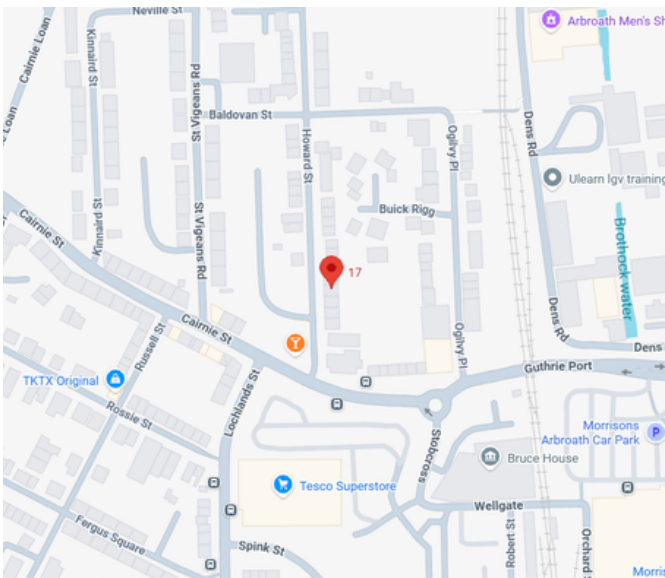
GARDENS: Ornamental front garden laid out in grey coloured stone-chips and specimen tree/shrubs. Low level boundary wall with wrought iron railings. Enclosed rear garden which is laid out immaculately, with a large lawn area; borders of light grey coloured stone-chips; composite decking ideal for outside seating; further decked area with a Gazebo over and a hot tub; decking area adjacent to the back of the property, an ideal sun trap. Outside tap and outdoor lighting on the decking area; external power supply.

LARGE SUMMERHOUSE: Approx. 19'9 x 13'5. A delightful addition to the rear of the garden, included in the sale, modern slate grey colour double glazed doors, side panels and windows, allowing lots of natural light into the space. Built-in Bar area. Ceiling downlights. Wood-effect flooring. Wi-fi connection. Fully insulated with electric heating.





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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