

Connelly Yeoman



44 ROSSIE STREET, ARBROATH, DD11 3DF

TERRACED VILLA



- Extended traditional three bedroom terraced cottage
- Convenient access to local shops and supermarkets and close proximity to Arbroath town centre
 - Gas central heating and double glazing
- Fence enclosed, low maintenance, south facing rear garden



OFFERS OVER
£210,000

Property Description

This charming extended traditional terraced cottage offers well proportioned accommodation across two levels, making it an ideal family home. The property combines classic character with modern conveniences, including gas central heating and double glazing throughout, ensuring comfort and energy efficiency year round. Internally, the accommodation is both flexible and spacious. The ground floor typically comprises a welcoming entrance hallway, a bright and comfortable lounge, and a well appointed kitchen. The extended area adds extra living and utility space. Upstairs, there are two generously sized double bedrooms, a single bedroom and WC. The property is located on Rossie Street within the popular coastal town of Arbroath. This well established residential area provides a pleasant balance of convenience and community atmosphere, with a range of local amenities close at hand. Arbroath itself is renowned for its historic, scenic coastline, and the famous Arbroath Smokie, offering a unique blend of tradition and lifestyle appeal. In summary, 44 Rossie Street presents an excellent opportunity to acquire a spacious and versatile home in a sought after location. With its blend of traditional character, modern comforts and close proximity to local amenities and transport links, this property is well suited to a variety of buyers seeking a comfortable and conveniently located home.

ACCOMMODATION COMPRISING: ENTRANCE, LOUNGE, DINING ROOM, KITCHEN, REAR HALLWAY, UTILITY ROOM, FAMILY BATHROOM, STUDY or FOURTH BEDROOM, THREE FURTHER BEDROOMS AND WC.

HALLWAY: Entry is into a welcoming hallway with wood effect flooring and a staircase leading to the upper accommodation. There are two understairs cupboards ideal for the storage of larger household items.

LOUNGE: Approx. 14'9 x 13'8. Through a glass panelled door from the hallway into a bright and spacious lounge with windows overlooking the front of the property. Traditional features have been retained with a ceiling rose, decorative cornicing and a shallow shelved storage cupboard. A fireplace set in a brick inlay and hearth with a wooden mantle provides a focal point in the room.

DINING ROOM: Approx. 9'7 x 10'6. Overlooking the rear garden, there is ample space for dining room furnishing and some traditional features which include a ceiling rose, ornate cornicing and recessed shelving.

KITCHEN: Approx. 9'7 x 10'6. Fitted with a range of base and wall units with coordinating work surfaces incorporating a ceramic sink with a mixer tap with a window above. There is a four burner gas hob with extractor above and plumb space for a dishwasher.

REAR HALLWAY: With wood effect flooring and a door leading into the back garden.

UTILITY ROOM: Approx. 7'3 x 5'10. Finished with shelving and plumb space for a washing machine, tumble dryer and a full height fridge freezer. There is a wooden pulley and the boiler is housed on the wall.

STUDY OR 4TH BEDROOM: Approx. 12' x 10'4. With wood effect flooring, a window overlooking the side of the property and a patio door leading out to the rear garden.



FAMILY BATHROOM: Approx. 7'1 x 9'11. Fitted with a traditional three piece white suite with a free standing bath with claw feet and feature traditional style taps with shower fittings. There is a separate shower enclosure housing a mains power shower, a recessed area with shelving, tiling to the bath area and ceiling down lights.

TOP LANDING: Here there is a ceiling hatch to access the loft space.

WC: Approx. 9'9 x 3'3. Fitted with a two piece traditional white suite with wood effect flooring, wall panelling at dado height and a velux window.

BEDROOM 1: Approx. 10'2 x 10'3. A single bedroom with a rear facing window and neutral décor.

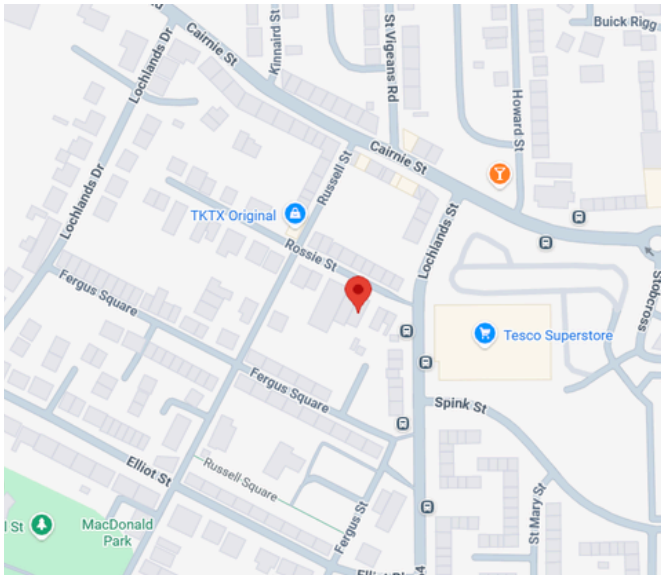
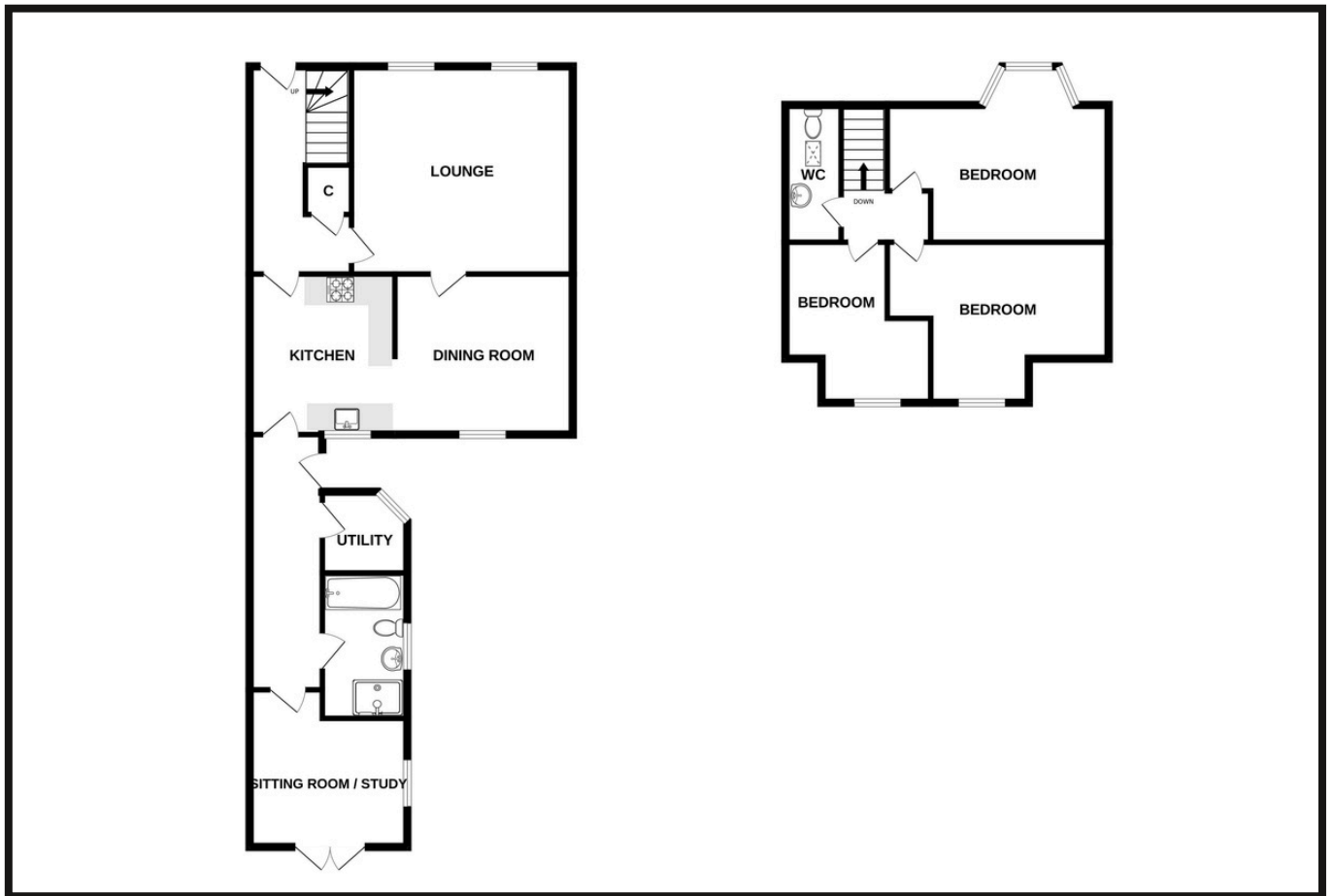
BEDROOM 2: Approx. 14'1 x 11'9. This good sized double bedroom has ample space for furnishings and overlooks the rear of the property.

BEDROOM 3: Approx. 12'5 x 13'2. With a lovely bay window incorporating a window seat and feature panelling behind the bed, this large double bedroom has built in wardrobes with shelves and hanging space.

GARDEN: To the front of the property there is a low maintenance garden enclosed by a small wall. The south facing rear garden has a decked area ideal for outdoor furnishings. It has been mainly laid to lawn with a wooden shed and is wall and fence enclosed with an area of chip stone to the side.



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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