

Connelly Yeoman



5 CULLODEN TERRACE, ARBROATH, DD11 1LD

MID TERRACED VILLA



- Set within a very popular location close to schools and shops
 - A well presented family home of generous proportions
 - Decorated in neutral tones with many original features
- A secluded rear garden with seating areas, additional plot & off street parking



OFFERS OVER
£220,000

Property Description

This spacious period MID TERRACED VILLA is located in a popular residential area within easy reach of many amenities and services, including shops, supermarkets, primary and secondary schools and Angus College Campus which are all within walking distance. Two sports centres, Keptie Pond and of course the splendid marina, harbour and seascape areas of Arbroath are all nearby. The property offers deceptively spacious accommodation over two floors and retains many of the original features and charm of a traditional stone-built property, whilst benefiting from Gas central heating and double glazing. Internally, on entering into the property there is a vestibule and welcoming hallway, a lovely bright lounge with bay window, a family room/5th bedroom, a large open plan living room and dining kitchen with utility and WC to the rear. A further four bedrooms on the upper level, the master having a bay window and all have period features and a family bathroom. Externally, there are front and rear gardens with paving and mature planting and an additional garden plot to the rear and off street parking.

ACCOMMODATION COMPRISING: LOUNGE, FAMILY ROOM/5th BEDROOM, LIVING ROOM, DINING KITCHEN, UTILITY ROOM, WC, 4 BEDROOMS, BATHROOM.

HALLWAY:

enter through the main front door into a vestibule with original tiled flooring, a glass panelled door leads into the carpeted hallway and staircase leading to the upper accommodation with a wooden balustrade. Understairs storage cupboard and an additional large, walk-in cupboard with hanging space and shelving. A further storage cupboard with shelving/airing space.

FAMILY ROOM/5th BEDROOM:

Approx. 13'3 x 12'2. A lovely adaptable room facing the rear garden with carpeted flooring and a cornice ceiling. An electric fire set in a marbled effect mantle.

LOUNGE:

Approx. 19' x 18'4. A lovely large room with front facing bay window, recessed shelving feature to the side of the room, Gas fire set into a tiled inlay with a wooden mantle, dado rail and original corncing and ceiling rose.

KITCHEN/LIVING/DINING:

Approx. 13'7 x 16'3 A lovely large family room with gas fire, marble inlay and wooden mantle. ample space for furnishings and a rear facing window. Open plan into the kitchen area, which measures approx. 13'6 x 9'6, with base and wall units and coordinating work surfaces, a stainless steel sink with mixer tap. electric oven and grill, 4 burner gas hob with extractor hood above, integrated dishwasher and integrated fridge/freezer. A door leads into a rear hallway which has a WC and utility room

UTILITY ROOM:

Approx. 14' x 8'1. With base and wall units, Belfast style sink unit, plumbed for a washing machine and space for a fridge freezer. A rear facing window, vinyl flooring and housing the boiler.

WC:

Approx. 3'7 x 6'3 With a wooden sliding door, fitted with a 2-piece white suite and neutral decor.



UPPER HALLWAY:

Approx. 21'8 x 10'1 A glazed atrium brings lots of natural light to the upper landing where there is a cupboard housing the water tank and a wooden staircase leading into the generous, full height, floored loft space.

MASTER BEDROOM:

Approx. 18'5 x 19'3. With front facing bay window and fully carpeted, this room again has lovely traditional features with alcove shelving, ceiling cornicing and ceiling rose.

BEDROOM 2:

Approx. 11'1 x 11'1. A generous rear facing room with carpeted flooring and traditional ceiling cornicing.

BEDROOM 3:

Approx. 9'8 x 11'6. rear facing with carpet flooring and traditional features.

BEDROOM 4:

Approx. 8'7 x 10'. Front facing with traditional features.

FAMILY BATHROOM:

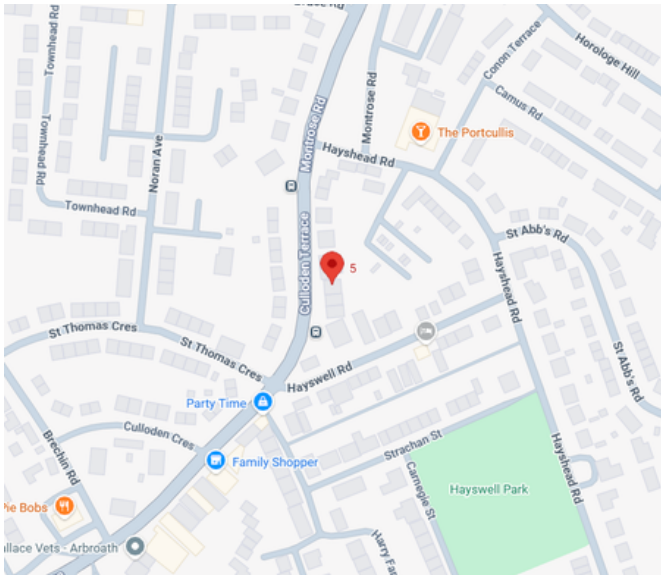
Approx. 12'7 x 5'10. A modern bathroom fitted with a 3-piece white suite incorporating, bath, WC and wash hand basin, a separate shower enclosure with mains power shower, tiling to dado height and Wet Wall to the shower enclosure, chrome heated towel rail, rear facing opaque window and downlights.

GARDENS:

The front garden has chip stones, mature bushes and paved pathway to the front door. The rear garden is mainly laid to paving with patio areas bordered with hedging and rear gate access to a mutual rear pathway and additional plot of land beyond.



Property Professionals



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