

Connelly Yeoman



4 PRINCES STREET
ARBROATH DD11 2BL

SUBSTANTIAL
SEMI DETACHED VILLA



- Set in much sought after West End locale close to the West Port area
- Stone-built Semi Detached Villa offering spacious, well proportioned accommodation
- Modern Air source heat pump heating system, Double Glazing, Solar panels & character period features
- Mature, well tended gardens, Double Garage with access from Victoria Street



OFFERS OVER

£340,000

Property Description

This is a highly distinctive and much admired, traditional stone-built DETACHED VILLA which occupies a spacious corner garden site within a highly sought after residential area of Arbroath, within easy reach of the popular West Port shopping and dining area of the town, close to amenities and services including the main east coast railway line serving the town. This beautifully appointed Villa offers very spacious and well proportioned accommodation over two levels and benefits from a modern Air Source Heating system, Double Glazing & Solar hot water panels. Many of the traditional features have been retained, with ornate ceiling cornicing and centre roses, picture and dado rails, traditional internal doors and a wooden balustrade staircase, all enhanced by tasteful neutral decor, modern fittings and fixtures. Externally, the property sits on a lovely corner garden site, with beautifully laid out landscaped gardens mostly laid to lawn with boundary hedging, mature trees and shrubs, all neatly laid out and well tended. There are three Outhouses which provide great external storage facilities. Another feature of this home is the large Double Garage which has vehicular access from Victoria Street. Overall, this is a fine example of a period property which is located in a prime West End location yet close to amenities, and early viewing is highly recommended to appreciate.

ACCOMMODATION COMPRISING:- ENTRANCE VESTIBULE, HALLWAY, LOUNGE, BEDROOM 4; REAR HALLWAY, SHOWER ROOM, SITTING/FAMILY ROOM, KITCHEN & DINING AREA;

MID-LANDING: BATHROOM, BEDROOM 3;

UPPER FLOOR:- 2 DOUBLE BEDROOMS, SINGLE BEDROOM/STUDY/HOME OFFICE; ATTIC SPACE FOR STORAGE



Property Description

ENTRANCE VESTIBULE & HALLWAY: Stained glass main entrance door into the Vestibule, with ornate tiled flooring and an internal stained glass door into the Hallway. In the Hallway the detailed ceiling cornice and dado rail are a traditional feature of this home, complimented by neutral decor and fitted carpeting. Generously proportioned under-stair storage cupboard. The first main room is the Lounge.

LOUNGE: Approx. 14' x 18'8. Generously proportioned main Lounge, with dual aspect windows, one to the front and the other to the side of the property; ornate ceiling cornicing and centre rose, picture rail; recessed shelving area with storage cupboard below; focal point wood/log burning stove with a marble inlay; fitted carpeting.

BEDROOM 4: Approx. 12'7 x 15'1. This room is presently set up as a ground floor Bedroom but could be used as a formal dining room, with a side-facing window; detailed ceiling cornicing and picture rail; shallow shelved storage cupboard; fitted carpeting.

Into the rear hallway area, with a built-in under-stair storage cupboard (shelving and hanging rails) and further additional storage cupboard with fitted shelving, ideal for household item storage. From the rear hallway access to the ground floor Shower Room, Sitting/Family Room and access to the Kitchen.

SHOWER ROOM: Approx. 4'9 x 7'3. Comprising a two piece white bathroom suite with the wash-hand basin set in a vanity unit with storage below; shower enclosure with an Electric power shower; full wall tiling and wet wall panel finish at the shower area; ceiling downlights; chrome heated towel rail; side-facing opaque glazed window.

SITTING/FAMILY ROOM: Approx. 12'2 x 12'1. An ideal Sitting Room/Family Room or optional Dining room; feature log/wood burner stove set on a slate hearth; side-facing window.

A door leads through into the Kitchen area to the rear.

KITCHEN & DINING AREA: Approx. 10'8 x 12'6. The Kitchen is fitted with a range of base and wall mounted units, co-ordinating work surfaces and a stainless steel sink with mixer tap; feature kitchen Island with work surface and storage below; Built-in 5 burner Gas Hob, overhead extractor hood and an Electric Oven and Grill. space for further kitchen appliances, ie free-standing fridge/freezer, washing machine, etc. Open archway to the dining, underfloor heating in kitchen and dining area.

DINING AREA: Approx. 9'7 x 10'4. Ample space for dining table and chairs; neutral decor; side-facing window and feature sliding Patio doors leading out into the garden.

MID LANDING: Small hallway area with fitted carpeting, with a ceiling hatch access into a small loft space; built-in storage cupboard housing the water tank and controls for the air source heating system and solar hot water panels; the Bathroom and a Bedroom are located on this level.

BATHROOM: Approx. 8'3 x 11'1. Comprising a three piece white bathroom suite; a corner bath tub with mains power shower above; wash-hand basin set in a vanity unit with storage below; full wall tiling and Karndean flooring; ceiling downlights; side-facing bay window allows for ample natural light.

BEDROOM 3: Approx. 11'7 x 11'3. A lovely bright, well proportioned Bedroom, with a side-facing bay window overlooking the garden area; neutral decor and fitted carpeting.



UPPER FLOOR LANDING: Staircase with feature wooden balustrade leading to the upper floor; on the landing area there is traditional ceiling corning throughout; and carpeted flooring. Access to 3 upper floor Bedrooms.

SINGLE BEDROOM 5/ OFFICE ROOM: Approx. 7'1 x 8'11. This room is set up as an office space but would make an ideal Single Bedroom, with a front-facing window; tasteful decor; fitted wall shelving.

BEDROOM 1: Approx. 13'2 x 19'5. A bright and spacious Double Bedroom, a dual aspect room with both front and side-facing windows; traditional features include ceiling corning, detailed ceiling rose and picture rail; fitted wardrobes around two walls (these wardrobes will be included in any sale); fitted carpeting.

BEDROOM 2: Approx. 13'2 x 16'1. Another bright and spacious Double Bedroom, dual aspect with windows to the front and side; detailed ceiling corning and picture rail; fitted carpeting; one wall of free-standing wardrobe fitments (which will be included in any sale); ceiling hatch with a Ramsay ladder giving access into the Attic space.

ATTIC: This space is fully floored and lined, with a window, and has power and light - an ideal storage space.

GARDENS: Beautifully laid out gardens; ornamental front garden area on Princes Street with wrought iron railings and stone-chips; landscaped side garden area laid out mostly to lawn with mature shrubs, bushes, boundary hedging and mature trees; clothes drying poles; timber gate and access pathway into the side of the property from Victoria Street.

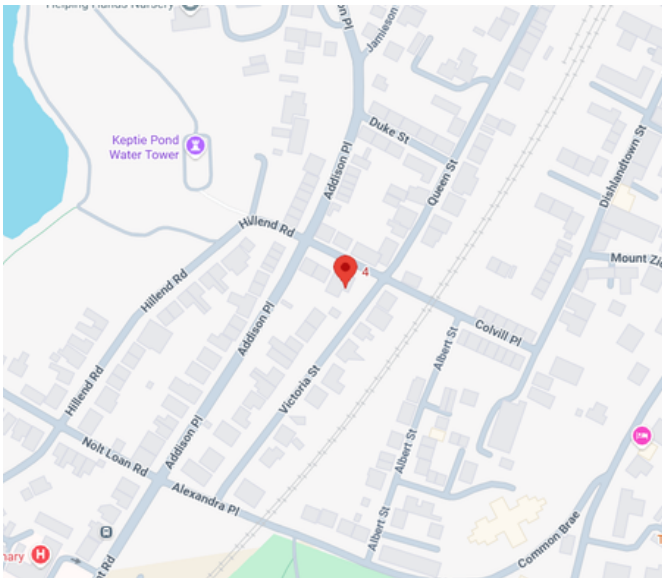
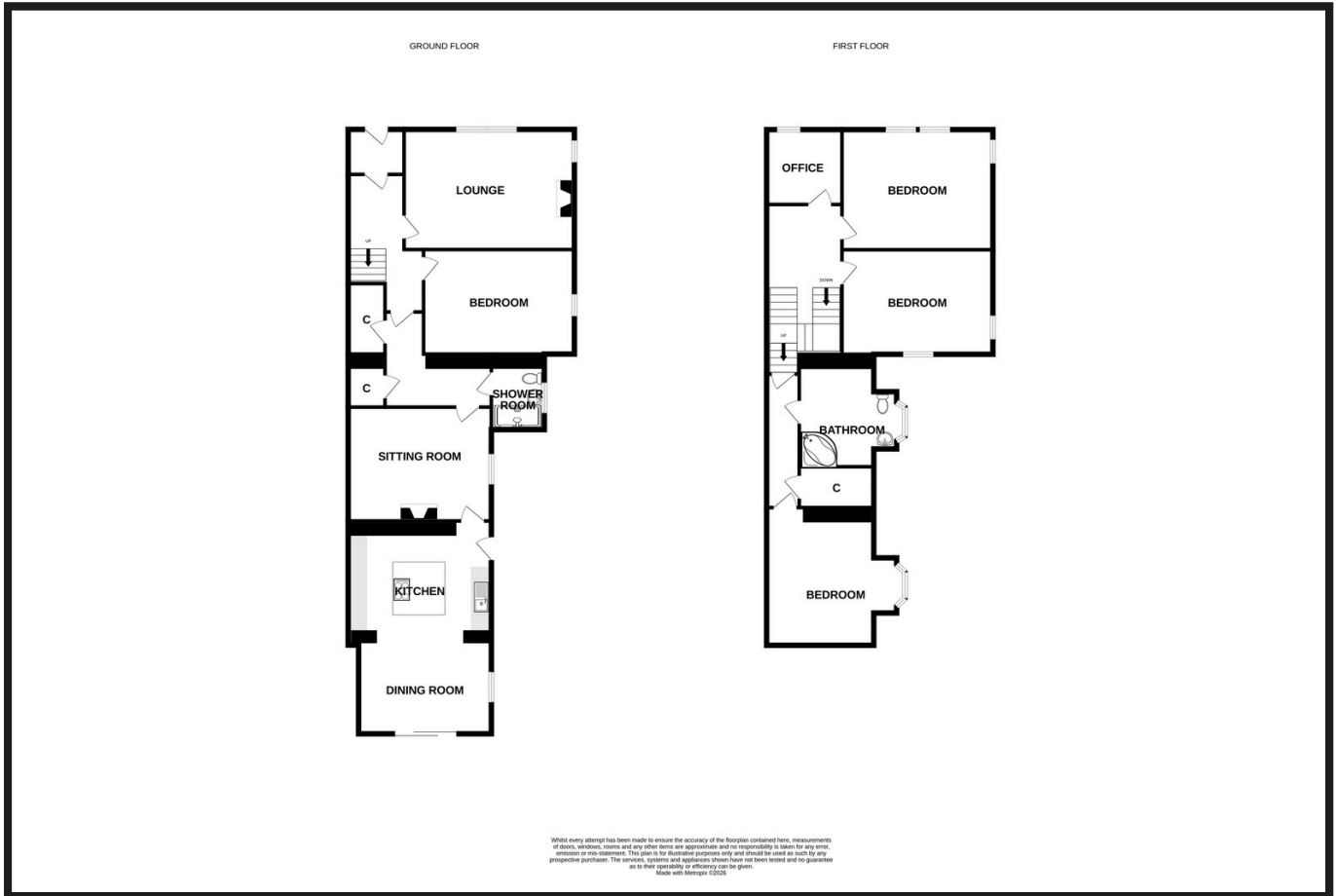
THREE ADDITIONAL STORAGE OUTBUILDINGS ideal external storage.

DOUBLE GARAGE: Approx. 17'5 x 21'7. Spacious double Garage with vehicular access from Victoria Street; with power and light; side-facing window; up and over front garage door from Victoria Street; ample storage space in the garage.





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

Connect with us

