

Connelly Yeoman

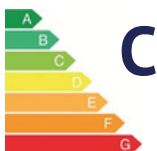


1 BALDOVAN STREET, ARBROATH, DD11 4DB

**1st & 2nd FLOOR
MAISONNETTE**



- Spacious and well presented
- Ideally located in a popular residential area
 - Gas Central Heating, Double Glazing,
 - Garden, Car Port and Garage



OFFERS OVER
£145,000

Property Description

This spacious FIRST AND SECOND FLOOR MAISONETTE is located in a popular residential area of the town. Primary and secondary schools and Dundee & Angus College are within walking distance as are a good selection of local shops and supermarkets. There are numerous leisure opportunities in Arbroath including sports centres, playparks, the splendid marina and working harbour, Keptie pond and cliff top walks. The property offers spacious accommodation and benefits from gas central heating and double glazing. The ground floor comprises of a lounge, dining room or 4th bedroom and a kitchen, the upper level has three bedrooms, one currently being used as a home office and a family bathroom. There is an easy to keep private rear garden with mature planting, trees and a seating area leading to a car port and garage.

ACCOMMODATION COMPRISING: ENTRANCE PORCH, LOUNGE, DINING ROOM, KITCHEN, THREE BEDROOMS, BATHROOM.

ENTRANCE PORCH: Outside stairs lead to a welcoming enclosed porch which leads into an internal front door and vestibule. A large window overlooks the garden.

LOUNGE: Approx. 15'10 x 12'5. Decorated in neutral tones and with two front facing windows which have wood panelling and ornamental shutters, a recessed small display alcove, cornice ceiling and picture rail.

DINING ROOM: Approx. 12'3 x 10'1. With large front facing bay window framed with ornamental wooden shutters. This room is adaptable and has been previously used as a bedroom.

BEDROOM 1: Approx. 10' 11" x 8' 4". A charming room which has a bay window with a pleasing outlook over the rear of the property and ample built in wardrobes with shelving.

KITCHEN:

Approx. 11'2 x 10'5. A good size kitchen with light oak colour work surfaces and stainless steel sink and drainer, ample space for white goods, a large walk-in larder offers great storage and tiled floor and a window overlooks the rear garden.

UPPER FLOOR: Staircase leading to the upper floor landing area, where light tunnels allow lots of natural light to flood in. A large storage cupboard and mid way on the stairs a hatch allowing storage into the eves.

BEDROOM 2: Approx. 12'10 x 9'8. Front facing with wall to wall windows and a door leading to an ensuite.

ENSUITE: Approx. 8'3 x 2'10. with a Macerator toilet, shower, wash hand basin set in a white high gloss vanity unit, tiled to the walls and floor and Xpelair fan.



BEDROOM 3:

Approx. 12'11 x 9'5. Again with wall to wall windows and overlooking the rear, this room has built in double wardrobes with mirrored sliding doors offering lots of storage.

STUDY/BEDROOM:

Approx. 9'8 x 6'10. An adaptable room which fits a single bed but currently being used as a home office. A base with built in storage with a work surface and a lovely large bespoke roof window.

FAMILY BATHROOM:

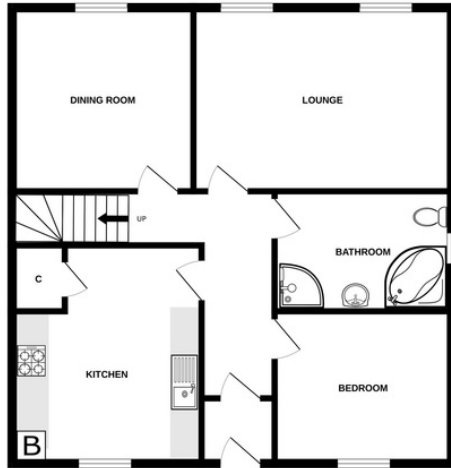
Approx. 10'6 x 6'2. A large bathroom with corner bath, separate shower unit with glass panels, wash hand basin and WC, a free standing mirrored unit and a further storage unit. Chrome mounted towel rail and a window with a deep windowsill. Downlights and cornicing to the ceiling.

GARDENS & GARAGE: To the rear a pathway with a gate leads to the good size private garden with an Anderson Shelter, mature trees, shrubs and a lovely seating area and a greenhouse. The end of the garden has a car port and extended garage which has ample storage, shelving and work benches.

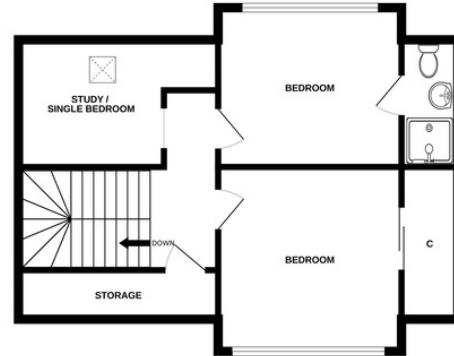


Property Professionals

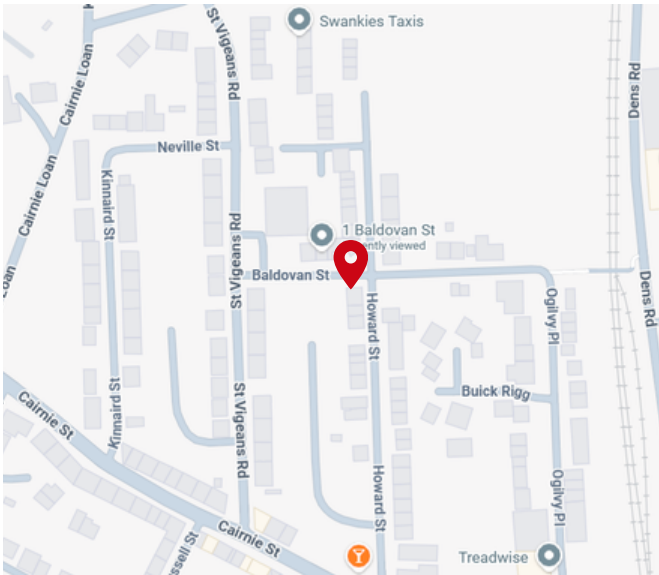
FIRST FLOOR



ATTIC FLOOR



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Connelly
Yeoman

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