

Connelly Yeoman



**24 NOLT LOAN ROAD
ARBROATH DD11 2AL**

**STONE-BUILT
MID TERRACED VILLA**



- **Traditional stone-built Mid Terraced Villa**
- **Ideally located in a very sought after West End residential area across from Keptie Pond**
 - **Gas Fired Central Heating, Double Glazing, traditional features, neutral decor**
 - **Ornamental front garden, enclosed rear garden laid out for ease of maintenance**



**OFFERS OVER
£235,000**

Property Description

This attractive stone-built MID TERRACED VILLA is ideally located in a sought after West End residential area of the town, located across from Keptie Pond, and within easy reach of central amenities and services the town has to offer. 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 seafront areas. The property offers well proportioned accommodation over two floors and benefits from Gas fired central heating and Double glazed windows. Externally, there is an ornamental front garden and a fully enclosed rear garden, laid to paving for ease of maintenance. Overall, a fine example of a traditional property in a prime location.

ACCOMMODATION COMPRISING: ENTRANCE VESTIBULE, INNER HALLWAY, LOUNGE WITH BAY WINDOW, FAMILY SITTING ROOM or FORMAL DINING ROOM, DINING KITCHEN, UTILITY ROOM; MEZZANINE LEVEL SHOWER ROOM; UPPER FLOOR:- 2 BEDROOMS, BOXROOM.

ENTRANCE VESTIBULE: Front entrance door into the Vestibule, with tiled flooring and a glass panel door leads through into the Inner Hallway.

INNER HALLWAY: Wood-effect flooring and a carpeted staircase with wooden balustrade leading to the upstairs; generous under-stair storage cupboard, ideal for household items.

LOUNGE: Approx. 13'10 x 16'8 (into the bay window area). A lovely well proportioned room, with a large front-facing bay window which allows for lots of natural light into the room; ample space for furniture arrangements; neutral decor and traditional features include detailed ceiling cornice and centre ceiling rose; fireplace with an Electric Fire set within a brick mantle.

From the Hallway a glass panel door leads into the rear extension to the property, access into a Family Sitting Room and open archway into the Dining Kitchen area.

FAMILY SITTING ROOM: Approx. 12'1 x 11'6. An ideal family space, or formal dining room, with ample space for furniture settings; an open archway leads into the Dining Kitchen area.

DINING KITCHEN: Approx. 13' x 12'8. The Kitchen is fitted with a range of base and wall mounted units, co-ordinated work surfaces and a stainless steel sink with mixer tap; Integrated Electric Oven, 5 burner Gas Hob with an Extractor hood above; integrated Fridge/Freezer; Microwave and Dishwasher. Breakfast bar area with space for casual dining, bar stools to be included in sale. Rear-facing window overlooking the rear garden; side access door out into the rear garden. Door into the Utility area.

UTILITY AREA: Approx. 7'2 x 10'5. A great utility space, fitted with base storage units and work surfaces; stainless steel sink with mixer tap; plumbing and space for an automatic washing machine/tumble dryer; rear-facing window overlooking the garden.

MEZZANINE LEVEL: Staircase leading to the mezzanine level with access to the Shower Room, and further to the upper floor.



SHOWER ROOM: Approx. 5'9 x 6'10. A modern well appointed shower room, fitted with a two piece white bathroom suite and separate shower enclosure housing an Electric shower unit; wet wall panel finish throughout; rear-facing opaque glazed window; chrome heated towel rail.

Upper landing area with access to the Bedrooms and Boxroom.

BEDROOM 1: Approx. 12'10 x 11'8. A bright, well proportioned bedroom, with a rear-facing window, neutral decor and fitted carpet.

BEDROOM 2: Approx. 13'5 (into the bay) x 12'3. Another bright well proportioned bedroom, with a front-facing bay window offering fine views over Keptie Pond; neutral decor and fitted carpet.

BOXROOM: Approx. 5'11 x 11'7. A useful boxroom, with a front-facing window offering fine views; fitted single bunkbed with storage below; fitted wall shelving; ceiling hatch access into the loft space.

GARDENS: The ornamental front garden is laid to paving for ease of maintenance. On-street car parking to the front of the property.

The enclosed rear garden is mainly laid to paving slabs, wall enclosed and an access gate down a small rear pathway to the back, for bin access.



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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