

Connelly Yeoman



**4 ALBERT STREET
ARBROATH DD11 1RA**

**STONE-BUILT
DETACHED VILLA**



- Substantial Stone-built Traditional style Detached Villa
- Ideally located in a prime West End locale within easy reach of amenities
- Gas Fired Central Heating, Double Glazing, Character features retained
- Fully enclosed mature rear Garden, laid out for ease of maintenance



OFFERS OVER

£350,000

Property Description

Connelly Yeoman Estate Agency are excited to bring to the market this substantial stone-built DETACHED VILLA which is ideally located in a much sought after residential area to the West End of the town, within easy reach of central amenities and services. Arbroath boasts a whole host of amenities including a wide variety of national supermarkets and local shops, the popular hub of the West Port is close-by and there is easy access to the main east coast railway station that serves the town. Primary and secondary schools together with Dundee & Angus College campus are within walking distance and there are numerous leisure opportunities including sports centres, playparks, Keptie Pond and of course the lovely marina and working harbour areas. This attractive property offers spacious accommodation over two floors and has Gas fired central heating and Double glazing. Many of the traditional characterful features have been retained, enhanced by modern fittings and fixtures. The ground floor comprises of a Lounge with patio doors leading out into the rear garden and a spacious, well appointed Dining Kitchen; the upper level has three bedrooms and a Family Bathroom. Outside, there is an easy to keep rear garden laid out to lawn with a mono block patio and seating area, all fully enclosed by a boundary wall. Early viewing is recommended to fully appreciate.

ACCOMMODATION COMPRISING:- ENTRANCE VESTIBULE, RECEPTION HALL, LOUNGE, INNER HALLWAY, WC/CLOAKROOM, LARGE DINING KITCHEN WITH FEATURE ISLAND, OFFICE, GROUND FLOOR BEDROOM 4; MID-LANDING BATHROOM; **UPPER FLOOR:-** 3 BEDROOMS, UPPER FLOOR LOUNGE/DAY ROOM.



Property Description

ENTRANCE VESTIBULE: Entry into the property via the main front entrance door into the Vestibule and from here access via an internal door into the main Hallway.

RECEPTION HALL: Approx. 10'9 x 14'. A spacious Hall area which has many of the characterful features retained, deep skirting boards, ceiling cornicing and a cast iron balustrade and wooden staircase leading to the upper floor. CH Radiator. The hall has a useful shelved storage cupboard and there is access into the Lounge.

LOUNGE: Approx. 14'2 x 19'. A lovely bright and spacious main Lounge which has a bay window and many of the traditional features are retained, including ornate ceiling cornice, ceiling rose, deep skirting boards and a traditional fireplace, a fire set on a slate hearth with tiled inlay and black marble surround. There is a shallow shelved storage cupboard. CH Radiator.

Off the main Hall area there is an Inner Hallway which has a shelved storage cupboard and access into the WC/Cloakroom.

WC/CLOAKROOM: Approx 3' x 9'. Comprising a wash-hand basin, WC., and a rear facing opaque glazed window. CH Radiator.

From the Hallway there is access into the Dining Kitchen.

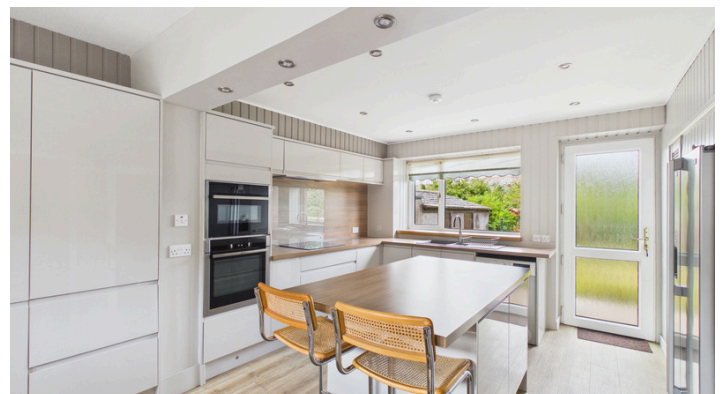
DINING KITCHEN: Approx. 11'5 x 20'. A spacious and well appointed Dining Kitchen which has ample space for dining table and chairs; the kitchen area is fitted with a good range of modern base and wall mounted units and wood-effect work surfaces incorporating a sink with mixer tap; feature Island which has a breakfasting seating area and also storage units; **Built-in NEFF Double Oven, NEFF Induction Hob with an extractor hood above and a cooker splashback; American-style Fridge/Freezer; Integrated Dishwasher;** plumbing and space for an automatic washing machine; cupboard housing the Gas central heating boiler; ceiling spotlights; feature floor level lighting at the breakfast area; in the dining area there are two double shelved storage cupboards; CH Radiator; rear-facing window overlooking the rear garden; external rear access door.

OFFICE: Approx. 8' x 9'3. A useful room, ideal as a Home Office or Study, which has a rear-facing window overlooking the rear garden and has fitted shelving; CH Radiator.

DOWNSTAIRS BEDROOM 4: Approx. 13'2 x 11'8. A spacious ground floor Bedroom, which has a rear-facing window, built-in shallow shelved cupboard and a CH Radiator.

UPPER FLOOR: Attractive staircase leading to the upper floor accommodation; a split-level staircase and on the mid-landing area is access into the Bathroom.

BATHROOM: Approx. 11'6 x 13'7. Comprising a WC., bidet, wash-hand basin and a bath; separate shower cubicle; storage areas into the eaves space; CH Radiator; front-facing opaque window allows for natural light and ventilation;



UPPER FLOOR LANDING: Upper floor hallway with access to the main Bedrooms and CH Radiator; built-in shelved storage cupboard; coloured stained glass glazed skylight allowing for borrowed light from the loft space.

BEDROOM 1: Approx. 13' x 13'2. A well proportioned double size Bedroom, with a rear-facing window; built-in wardrobes with shelving and hanging rails and overhead storage cupboards; CH Radiator.

BEDROOM 2: Approx. 12'3 x 6'2. A bright room with a front-facing window; CH Radiator.

BEDROOM 3: Approx. 12' x 6'. This room has a rear-facing window and has a built-in raised bed with desk unit underneath.

UPPER FLOOR LOUNGE or DAY LOUNGE: Approx. 13'2 x 18'8 (into the bay window). A super room, ideal as a second Lounge which offers views out towards the sea and out over the High Common or parkland; built-in stone fireplace incorporating an Electric Fire; shallow alcove with storage below; original features include ornate ceiling cornice, deep skirtings; fitted wall lights; CH Radiator.

GARDEN: To the front of the property is an attractive boundary wall with wrought iron railings and a small set of steps leading up to the front of the property; easily maintained front area laid out in paving slabs and flower beds; specimen tree. A side pathway and gate leads through to the large, fully enclosed rear garden which is mainly laid to lawn and has a sunny, south-facing patio area ideal for outside seating; 2 brick-built Outhouses for external storage; timber Garden Shed; beyond the main garden area is a further area of drying green surrounded by mature shrubs; vegetable patch; Greenhouse included; further Garden Shed.



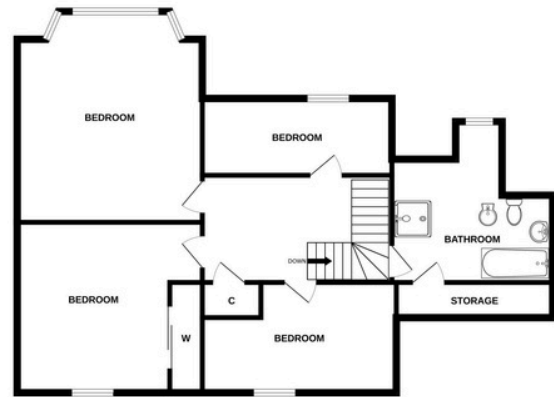


Property Professionals

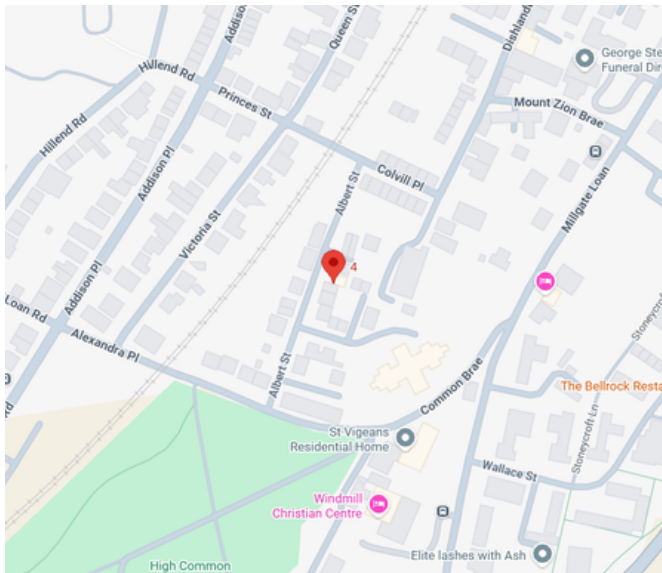
GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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