

Connelly Yeoman

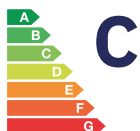


**55 SEAGATE
ARBROATH DD11 1BJ**

**SUPERIOR END TERRACED
DWELLINGHOUSE**



- Superior End Terraced Dwellinghouse offering stunning sea and coastal views
 - Located on the seafront area of Arbroath within easy reach of amenities
- Gas Fired Central Heating, Double Glazing, modern fixtures and quality fittings
- Enclosed garden area, covered car parking & additional car space, decking area



OFFERS OVER

£320,000

Property Description

Connelly Yeoman Estate Agency are excited to present to the market this **SUPERIOR END TERRACED DWELLINGHOUSE** which forms part of a small, select development located on the very seafront area of the town and which offers spacious and well proportioned accommodation over two floors and which boasts stunning sea and coastal views right out and over to the Clifftops. There are the benefit of Gas fired central heating, with underfloor heating to the ground floor accommodation, and Double glazing, together with excellent storage throughout. Internal fixtures and fittings are modern and stylish, complimented by tasteful decor, oak veneer internal doors and finishings, wood and tiled flooring. Externally, the property has two allocated car parking spaces, one of which has a covered mono-block car port area and one additional allocated car parking space next to the Visitor parking area. There is a beautifully laid out enclosed side garden area, wall and fence enclosed, all laid out for ease of maintenance, with astro-turf, gravel areas, and a lovely paved patio area ideal for outside entertaining. This area overlooks the sea-front and beach. There is gate access out onto the public pathway to the beach. A private pathway to the beach side leads onto the composite decking area at the back of the house, with ample space for patio furniture and seating, and with various access doors into the property. Early viewing of this impressive, seldom seen on the market property is highly recommended to avoid disappointment.

ACCOMMODATION COMPRISING: ENTRANCE VESTIBULE, RECEPTION HALLWAY, GROUND FLOOR BEDROOM 4, SHOWER ROOM, LOUNGE & DINING AREA, MODERN WELL APPOINTED DINING KITCHEN; UPPER FLOOR:- MASTER BEDROOM WITH EN SUITE BATHROOM, BEDROOM 2 WITH EN SUITE SHOWER ROOM, BEDROOM 3.



Property Description

ENTRANCE VESTIBULE: Enter into the property via the main front entrance door into the Vestibule, which has tiled flooring continued through into the Hallway. A glass panel door leads through into the Hallway. There is underfloor heating on the main ground floor of the property.

INNER HALLWAY: The Inner Hallway is a welcoming space, with the tiled flooring continued through; carpeted staircase leading to the upper floor accommodation; good-size understair storage cupboard, right under and into the staircase, offering great storage facility and the main controls for the underfloor heating are in this cupboard.

GROUND FLOOR BEDROOM 4: Approx. 9'4 x 12' A lovely bright and spacious ground floor Bedroom, with a front-facing window; wood-effect flooring.

SHOWER ROOM: Approx. 7'5 x 7'3. Comprising a two piece white bathroom suite, separate shower enclosure housing a mains power shower; wall tiling to the shower and suite areas; recessed area with display and feature wall mounted mirror; tiled flooring; ceiling extractor fan; ceiling spotlights; coat hooks for storage.

Double glass panelled doors lead off the Hallway into the main Lounge and Dining space.

LOUNGE & DINING AREA: The Lounge area measures approx. 12'4 x 13' and the Dining area measures approx. 18'1 x 12'7. This is a beautiful, modern and contemporary living space, bright and spacious Lounge and Dining area offering dual aspect windows affording stunning sea and coastal views; in the Lounge there is a large picture window overlooking the garden and over towards the cliffs; fitted vertical window blinds; focal point inlay fireplace incorporating a wood-burner stove on a slate hearth and wood mantle; with ceiling to floor windows at the dining area, again offering unrivalled views out to the sea and beyond; ample space for dining furniture; wood flooring; ceiling spotlights. Patio doors lead out onto the decking area. Double glazed panel doors open through into the Kitchen.

DINING KITCHEN: Approx. 12'3 x 13'10. This Kitchen space is fitted with an extensive range of modern and contemporary base and wall units in a wood grain veneer finish, complimentary work surfaces and stainless steel sinktop and mixer tap fitment; feature Kitchen Island with space for everyday/casual dining. Fitted kitchen appliances include: Neff Electric Oven, integrated Microwave; 4 burner Induction Hob with extractor hood above; integrated Dishwasher & integrated AEG washing machine. Plumbing and space for an American style Fridge/Freezer. Patio doors leading out to the decking area. Door from the Kitchen into the Hallway.

UPPER FLOOR: At the top landing area there is access into the Bedrooms (two of which have En Suites); ceiling spotlights.



BEDROOM 2: Approx. 16'1 x 11'11. A spacious front-facing bedroom with two velux roof windows allowing for lots of natural light; neutral decor and fitted carpeting; built-in double wardrobe with sliding mirror doors.

Access through to the En Suite, where there is a further built-in double wardrobe with sliding mirror doors.

EN SUITE BATHROOM: Approx. 13'10 x 5'7. Comprising a three piece white bathroom suite; tap to shower fitment over the bath; dual aspect windows, one a velux roof window offering views and a front-facing opaque window allowing for ample natural light and ventilation; chrome heated CH towel rail; tiled flooring.

BEDROOM 3: Approx. 13'6 x 9'11. Currently utilised as a dressing room. Another spacious double bedroom, an ideal guest bedroom, with a side-facing window overlooking the sea; ample space for wardrobe fitments; ceiling downlights.

MASTER BEDROOM 1: Approx. 12'1 x 16'. Another spacious double bedroom, with two velux roof windows; neutral decor and fitted carpeting; ceiling downlights; built-in double wardrobe with mirror doors; access into the En Suite Shower Room.

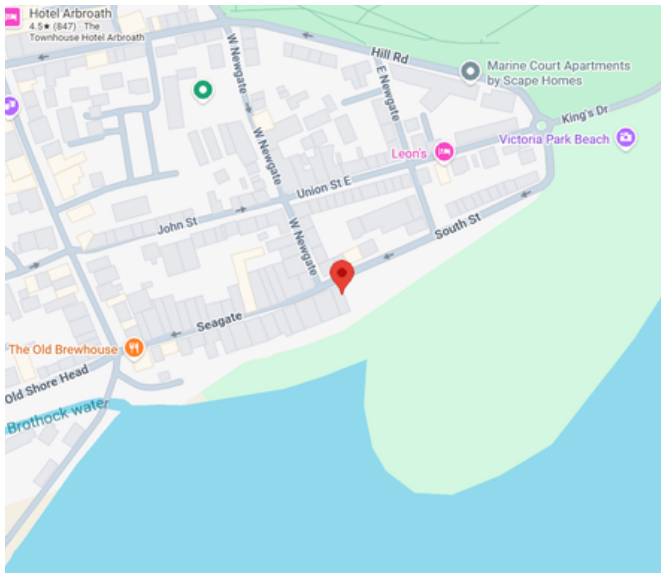
EN SUITE SHOWER ROOM: Approx. 8'6 x 5'7. Fitted with a two piece white bathroom suite; separate shower enclosure housing a mains power shower; wet wall lined walls to the shower and suite areas; tiled flooring; chrome heated CH towel rail.

EXTERNALLY: The property has two allocated car parking spaces, one of which has a covered mono-block car port area and one additional allocated car parking space next to the Visitor parking area. There is a beautifully laid out enclosed side garden area, wall and fence enclosed, all laid out for ease of maintenance, with astro-turf, gravel areas, and a lovely paved patio area ideal for outside entertaining. This area overlooks the sea-front and beach. There is gate access out onto the public pathway to the beach. A private pathway to the beach side leads onto the composite decking area at the back of the house, with ample space for patio furniture and seating, and with various access doors into the property.





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
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