

Connelly Yeoman



**"MADEIRA" ERNEST STREET
ARBROATH DD11 1TY**

**MID TERRACED
COTTAGE-STYLE
DWELLINGHOUSE**



- Deceptively spacious and exceptionally well presented Mid Terraced Dwellinghouse
- Ideally located in a very sought after area within easy reach of central amenities and services
 - Gas Fired Central Heating, Double Glazing, traditional features and modern finishes
 - Ornamental front garden area, fully enclosed rear garden enjoying a sunny aspect



OFFERS OVER
£210,000

Property Description

This deceptively spacious and exceptionally well presented MID TERRACED DWELLINGHOUSE is ideally located in a popular residential area of the town, within easy reach of central amenities and services. This property has been thoughtfully renovated and upgraded by the current owner and now boasts high quality fittings and fixtures, whilst retaining many of the traditional features and charm of a cottage-style property. Some of the highlights of this property include a bright and spacious Lounge with feature Log Burner stove; a useful ground floor room, ideal as a formal dining room or fourth bedroom with bi-fold doors out to the rear garden; the spacious and well appointed Dining Kitchen fitted with a beautiful Shaker-style range of kitchen units in a sage green colourway; newly fitted out Bathroom with separate shower; main ground floor Bedroom with fitted wardrobe units; and on the upper floor there are two further spacious Bedrooms. Overall, a beautifully presented property and early viewing is not to be missed.

ACCOMMODATION COMPRISING: ENTRANCE VESTIBULE & INNER HALLWAY, LOUNGE, DINING ROOM or 4TH BEDROOM, BEDROOM 1, DINING KITCHEN, REAR PORCH, UTILITY AREA, BATHROOM & SHOWER; UPPER FLOOR:- 2 BEDROOMS.

ENTRANCE VESTIBULE: Attractive double glazed entrance door with glazed panels entering into the Vestibule, with an internal door leading through into the Inner Hallway.

INNER HALLWAY: A welcoming Hallway which has wood-effect flooring; the original internal oak wood doors have been retained in keeping with the cottage-style; ceiling hatch access into an area of loft space; feature sensory lighting. A rear door leads off the hallway into the Dining Room. Access into the Dining Kitchen.

LOUNGE: Approx. 17'9 x 11'8. A bright and spacious Lounge, with two twin windows to the front of the property which have storage cupboards below; built-in bookcase / shelving display area to either side of the fireplace; focal point fireplace with a Log Burner set within a wooden mantle; sensory lighting; high ceilings with ceiling corning; neutral decor; CH Radiator.

DINING ROOM or FOURTH BEDROOM: Approx. 12' x 11'7. A generously proportioned room, ideal as a formal dining room or fourth bedroom; tasteful, neutral decor and wood-effect flooring; CH Radiator; feature bi-fold doors open out into the rear garden area.

BEDROOM 1: Approx. 15'8 x 11'10. This is the main, spacious Bedroom which has a front-facing window; original features include ornate ceiling corning and ceiling rose; built-in full wall of fitted wardrobe units; shallow shelved cupboard; tasteful decor and fitted carpeting; CH Radiator.

DINING KITCHEN: Approx. 25'9 x 10'2. This spacious room offers casual/everyday dining options, with the kitchen area fitted with a good range of Shaker-style base and wall mounted units in a lovely sage green colourway, co-ordinating wooden work surfaces and a ceramic 1½ sink with mixer tap fitment; feature under-counter lighting; built-in breakfast bar area with space for casual dining, with space for four bar stools and further space for dining table and chairs; free-standing Leisure Range 5 burner Gas Cooker and a concealed extractor hood above; Integrated Fridge/Freezer and Dishwasher; cupboard housing the wall mounted Gas combi boiler; CH Radiator; there is a rear-facing window overlooking the rear garden. From the Dining Kitchen a staircase leads to the upper floor accommodation.

A further rear door leads through into a rear Porch area. In the rear Porch there is door access into the back garden and further door into the Utility space, (Approx. 6' x 5'9) with fitted wall shelving and worktop area, plumbing and space for automatic washing machine and tumble dryer. Access into the Bathroom.

BATHROOM & SHOWER: Approx. 11'8 x 7'7. Newly fitted Bathroom comprising a modern three piece white bathroom suite; Jacuzzi bath; WC; wash-hand basin set within a vanity unit with storage below; separate walk-in shower enclosure with a rainfall shower; wet wall panel finish at the shower area and wall tiling to the remaining walls; modern black fittings; matt black heated towel rail; ceiling downlights; rear-facing opaque glazed window.



From the Dining Kitchen a staircase leads to the upper floor accommodation.

UPPER FLOOR: Carpeted staircase to the upper floor top landing area where there is a built-in cupboard which leads through into the loft space which has electric light and offers excellent storage (possible scope for further expansion subject to the usual Local Authority planning permissions, etc., being obtained and the terms of which the seller will not be held liable for).

BEDROOM 3: Approx. 10'7 x 8'11. A good-sized upper floor Bedroom, with fall-down ceilings and a rear-facing velux roof window allows for ample natural light; built-in shelved area; wood-effect flooring; CH Radiator.

BEDROOM 2: Approx. 17' x 10'7. Another good size upper floor Bedroom, with two rear-facing velux roof windows allowing for lots of natural light; ceiling downlights; neutral decor and wood-effect flooring; CH Radiator.

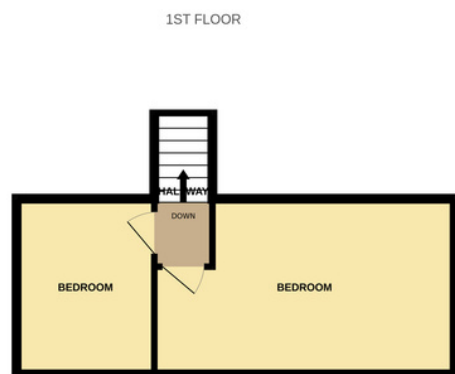
GARDENS: The ornamental front garden area is laid out for ease of maintenance, with stone-chipped areas and wrought iron railings, access gate and pathway to the front door. The rear garden is fully enclosed, with boundary fencing offering privacy and seclusion and enjoying a sunny southerly aspect; garden mainly laid to lawn with a timber decking area ideal for outside seating and relaxing; paved patio area with a timber Summerhouse; Garden Shed and Log Store included in the sale; rotary clothes dryer.

Double gate access leading out to a mutual lane at the rear of the property for bin access.



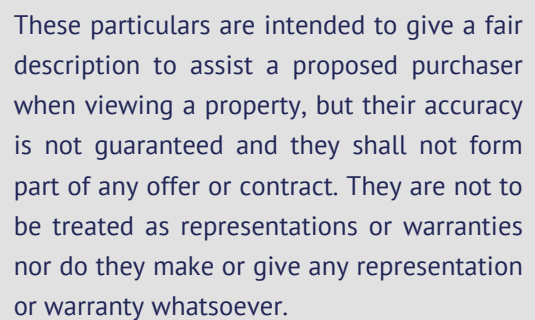


Property Professionals



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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