

Connelly Yeoman



**41 KEPTIE ROAD
ARBROATH DD11 3EF**

**TRADITIONAL STONE-BUILT
SEMI DETACHED
DWELLINGHOUSE**



- Deceptively spacious traditional stone-built 4 Bedroom Semi Detached Dwellinghouse
- Ideally located in a very sought after area close to central amenities, local schools, etc.,
- Gas Fired Central Heating, Double Glazing, traditional features and characterful charm
 - Mature Gardens to the front and rear, Two Outbuildings and Garage to the rear



**OFFERS OVER
£230,000**

Property Description

This deceptively spacious, traditional Victorian style stone-built SEMI DETACHED DWELLINGHOUSE is located in a much sought after area of the town, within easy reach of central amenities and services, including close to local primary and secondary schools (Arbroath High School is close-by), popular Keptie Pond nature trail and Water Tower areas, D&A College campus and the ever popular local shopping and socialising hub of the West Port area, which are all within easy reach. The main east coast railway station is also close-by. This property offers well proportioned accommodation over two floors, benefits from Gas fired central heating and Double glazing, and of particular note many of the traditional features are retained, enhanced by neutral decor, fittings and fixtures. Externally, there are mature gardens to the front and rear, with the additional benefit of a Garage located off a private access lane to the rear. Early viewing is recommended to appreciate the style and character of this property.

ACCOMMODATION COMPRISING: ENTRANCE VESTIBULE, INNER HALLWAY, DINING ROOM or GROUND FLOOR BEDROOM 5, LOUNGE, BEDROOM 1, KITCHEN, UTILITY ROOM, SHOWER ROOM; UPPER FLOOR:- 3 BEDROOMS, BOXROOM/STUDY and BATHROOM.

ENTRANCE VESTIBULE: Enter into the property via the original double opening front storm doors into the Vestibule, which has original ornate floor tiling and a glass panel door leads into the Inner Hallway.

INNER HALLWAY: A welcoming Hallway which has wood-effect flooring flowing through; carpeted staircase leading to the upper floor accommodation; under-stair storage cupboard, ideal for coats, etc. Many of the original features of a traditional property have been retained, including ornate ceiling cornicing and ceiling rose in the Hallway, wooden balustrade staircase to the upper floor, dado rails, deep skirtings, etc. CH Radiator.

DINING ROOM/BEDROOM 5: Approx. 13'5 x 16'2. This spacious room has a front-facing window and could be used as a formal dining room or a ground floor bedroom if required; detailed ceiling cornicing and ceiling rose; open fireplace set within a brick inlay and wooden mantle; fitted carpeting; CH Radiator; the newly fitted window blinds will be included in the sale.

LOUNGE: Approx. 14'6 x 14'5 Another spacious room, forming the main Lounge of the property, with a front-facing window; wood-effect flooring; open fireplace set within a brick/tiled inlay and hearth; recessed shelving area with cupboard below; detailed ceiling cornicing and ceiling rose; CH Radiator; fitted window blinds included in the sale.

BEDROOM 4: Approx. 10'9 x 9'8. With a rear-facing window overlooking the rear garden; fitted window blinds included in the sale; CH Radiator.

KITCHEN: Approx. 14'6 x 11'9. The Kitchen is fitted with a range of base and wall mounted units, co-ordinated work surfaces and a composite sink with mixer tap; breakfast bar area for casual dining; Kitchen appliances to include a free-standing Range Master Cooker which has a 5 burner Gas hob; under-counter Fridge which will be included in the sale; recessed shelving area; tiled flooring; rear-facing window overlooking the rear garden; a door leads through into the Utility room.



UTILITY ROOM: Approx. 17'10 x 7'8. This room was previously the traditional rear outhouse of the property and has been converted into a useful Utility space and Shower room; the utility space is fitted with base and wall mounted units, work surface and stainless steel sink with hot and cold taps; plumbing and space for an automatic washing machine and dishwasher - both household items will be included in the sale; ample storage space; side door access into the rear garden.

A door from the back of the Utility Room leads into the Shower Room.

SHOWER ROOM: Approx. 7'7 x 5'9. Comprising a two piece coloured bathroom suite and a separate shower enclosure housing an Electric shower unit; opaque glazed window allows for natural light and ventilation.

UPPER FLOOR: Upper landing area with access to three further Bedrooms, Boxroom/Study and Bathroom.



BEDROOM 1: Approx. 14'6 x 16' (into the bay window) with a front-facing bay window overlooking Keptie Road; ceiling cornicing; fall-down ceilings; built-in cupboard with hanging rails; fitted carpeting; CH Radiator.

BEDROOM 2: Approx. 10'10 x 9'7 with a rear-facing window; fitted carpeting; fall-down ceilings; CH Radiator.

BEDROOM 3: Approx. 13'4 x 12'9 with front-facing window and feature window seat area with storage below; neutral decor; fitted carpeting; fall-down ceilings; CH Radiator.

BOXROOM/STUDY ROOM: Approx. 10'2 x 3'11. This is an ideal room for a home office or study, with a velux roof window; fall-down ceilings; the gas central heating boiler is situated in this room; ceiling hatch access into a small area of loft space.

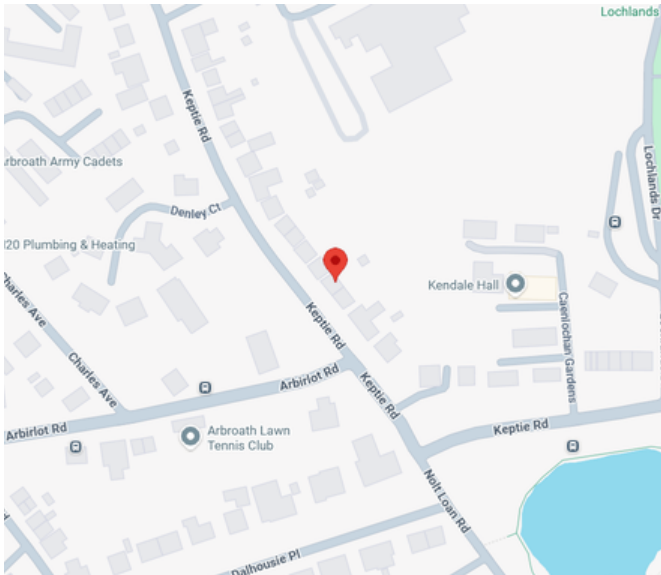
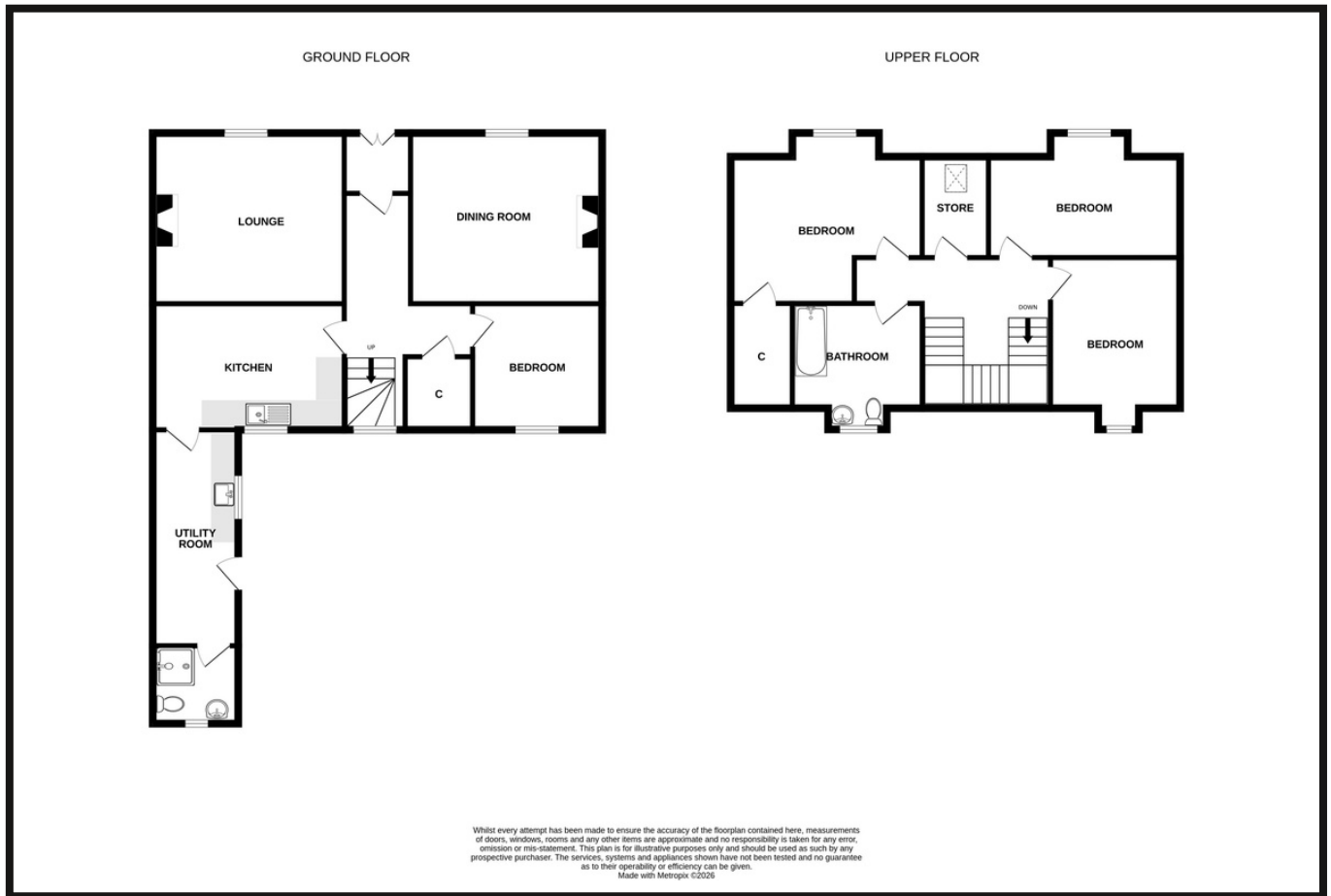
BATHROOM: Approx. 11'1 x 7'7. Comprising a three piece white bathroom suite; P-shaped Bath with an Electric shower unit over the bath; tiled-effect flooring; rear-facing window overlooking the rear garden; wet wall panel finish at the bath/shower area and neutral decor.

GARDENS: The front garden is mainly laid to lawn, low wall enclosed, and there are mature shrubs and bushes. Paved pathway to the front door. The enclosed rear garden is a lovely sun trap and is mainly laid to lawn, with mature trees, shrubs, bushes and plants; all wall enclosed with paved patio area for outside seating and areas of stone-chips; there are also brick Outbuildings with ample space for external storage; Greenhouse included in the sale. To the very back of the garden is another patio area, hidden away behind the brick Outbuildings, an ideal spot for enjoying the sunshine. A side path leads back down the side of the property to the front.

GARAGE: located to the rear of the property, via a private lane off Keptie Road.



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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