

Connelly Yeoman



68 NOLT LOAN ROAD, ARBROATH, DD11 2AH

**TRADITIONAL
SEMI DETACHED VILLA**



- Attractive traditional semi-detached villa with generous and versatile family accommodation
 - Ideally located in a very sought after area with bay windows overlooking Keptie Pond
- With many original features including oak doors, ceiling roses, ornate cornicing and picture rails
 - Well maintained mature gardens to the front and rear with a double garage



OFFERS OVER
£370,000

Property Description

An exceptional opportunity has arisen to acquire a substantial, stone-built traditional SEMI DETACHED VILLA, rich in period character and retaining a wealth of original features, ideally situated in a very sought after residential area in the desirable West End of Arbroath. This rare to the market property enjoys spectacular, uninterrupted views of Keptie Pond. Located close to many of Arbroath's extensive amenities and services, including local shopping the popular West Port area, large supermarkets, restaurants and cafes, sports centres, and within easy reach of the towns bus station and main east coast railway station. The property is located near to well-regarded primary and secondary schools as well as D & A College. The property enjoys easy access to local walks, for example around Keptie Pond and to the beach and seafront areas. This attractive family home offers generously proportioned accommodation over two levels, combining timeless elegance with modern improvements. The property retains much of its original charm, with beautiful oak doors, ornate cornicing, decorative ceiling roses and picture rails enhancing the traditional character throughout. A particularly appealing feature is the presence of open fires in many of the rooms, complete with original mantelpieces and decorative inlay, creating attractive focal points and reflecting the home's heritage. The accommodation is both versatile and well suited to family living, comprising a welcoming lounge, separate sitting room, dining kitchen, conservatory, four bedrooms, utility room, family bathroom, separate shower room and additional WC. The lounge and principal bedroom benefit from attractive bay windows overlooking the picturesque surroundings of Keptie Pond, providing a delightful outlook and adding to the appeal of these principal rooms. Further enhancing the property's practicality, the gas fired boiler was replaced in 2024, along with the installation of a new heating system and water tank, offering prospective purchasers the benefit of updated heating infrastructure. Externally, the property boasts beautiful front and rear gardens with a combination of lawn, mature plants and patio areas, as well as a long driveway which can accommodate several cars and leads to a large garage with inspection pit. Combining generous accommodation, elegant period detailing and a particularly appealing outlook, this traditional villa presents an excellent opportunity for buyers seeking a characterful family home. Early viewing is recommended.

ACCOMMODATION COMPRISING: ENTRANCE VESTIBULE, INNER HALLWAY, WC, LOUNGE, DINING KITCHEN, REAR HALLWAY, UTILITY ROOM, SITTING ROOM, CONSERVATORY, MASTER BEDROOM, BEDROOM 2, BEDROOM 3, BEDROOM 4, SHOWER ROOM AND FAMILY BATHROOM

ENTRANCE VESTIBULE AND INNER HALLWAY: Entry via storm doors into a vestibule which has original tiled flooring. An ornate glass panelled door leads into the inner hallway which has engineered wood flooring and a large understairs cupboard with shelving and coat hooks. A balustrade staircase leads to the upper floor accommodation.

WC: Approx. 3'4 x 7'2. Fitted with a two piece suite, there is a side facing opaque window, tiled flooring and a chrome heated towel rail.

REAR HALLWAY: With a wall of cupboards for additional storage, a side facing window and door accessing the rear garden.

LOUNGE: Approx. 17'8 x 17'8. A bright and spacious lounge with a bay window overlooking Keptie Pond and period features which include ornate cornicing, ceiling rose and picture rail. An open fireplace provides a focal point and has a slate hearth with original wooden mantelpiece.

DINING KITCHEN: Approx. 16'6 x 12'11. Fitted with modern shaker style base and wall units which have coordinating marble effect work surfaces incorporating a ceramic sink with mixer tap. Integrated appliances include two ovens, two microwaves, a large electric hob and a dishwasher. The fridge freezer is available under separate negotiation. There are high ceilings, under counter and above unit lighting, feature lights above the dining area and spotlights throughout.

UTILITY ROOM: Approx. 10' x 7'5. With base units incorporating a stainless steel sink under which there is plumb space for a washing machine and tumble dryer. A side facing window overlooks the rear garden.



SITTING ROOM: Approx. 12'7 x 10'2. The sitting room has carpeting to the floor, has been neutrally decorated with ornate corning, fireplace and a picture rail. A glass panelled door leads into the conservatory.

CONSERVATORY: Approx. 11'1 x 10'9. A solid-wood conservatory is a bright addition to the home with windows on three sides, tile effect flooring and double doors leading out into the back garden.

TOP FLOOR LANDING: A stained-glass window allows natural light to cascade on to the staircase and landing. There is a hatch in the ceiling providing access to the large, floored attic via a pull down ladder.

MASTER BEDROOM: Approx. 15'3 x 17'5. With neutral décor and carpeting to the floor, this generously sized bedroom has ornate corning, ceiling rose and an open fireplace set in a tiled inlay with original wooden mantelpiece. A bay window provides views across Keptie Pond. A wash hand basin sits in the corner and has a hot and cold tap.

BEDROOM 2: Approx. 12'8 x 10'6. Overlooking the rear garden, this large double bedroom has ample space for furnishings and boasts an open fireplace set in a tiled inlay with a wooden mantelpiece.

BEDROOM 3: Approx. 11'10 x 9'1. A carpeted room overlooking Keptie Pond with an open fireplace with and wooden mantelpiece.

BEDROOM 4: Approx. 12'6 x 11'6. This room has wood effect flooring, neutral décor, ornate corning with a picture rail and an open fireplace with wooden mantelpiece. There is a wash hand basin with hot and cold tap.

SHOWER ROOM: Approx. 6'11 x 3x2. With a shower enclosure housing a mains power shower, chrome heated towel rail and tile effect flooring.



FAMILY BATHROOM: Approx. 4'7 x 11'9. The family bathroom has a three piece white suite with neutral decor, tile effect flooring and an opaque window overlooking the rear garden.

DOUBLE GARAGE: Approx. 19 x 20'9. The double garage is at the end of a long driveway and behind double security gates. It has an up and over door to the front, side door access and power and light. There is a workshop space to the rear with shelving and storage. The garage also houses an inspection pit.

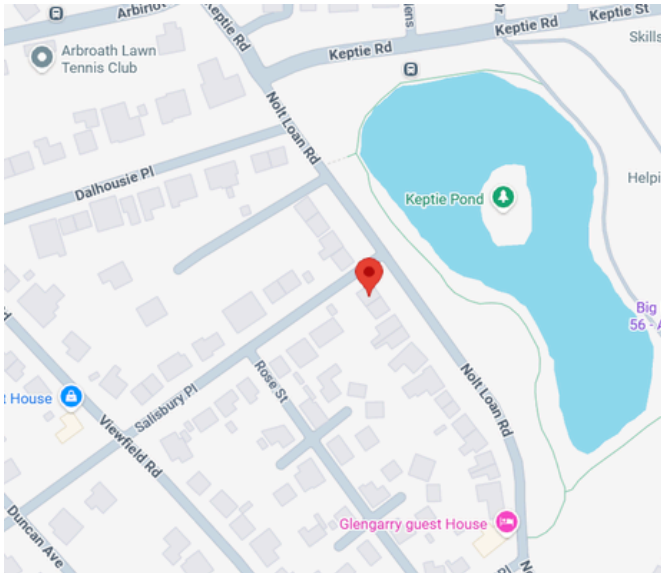
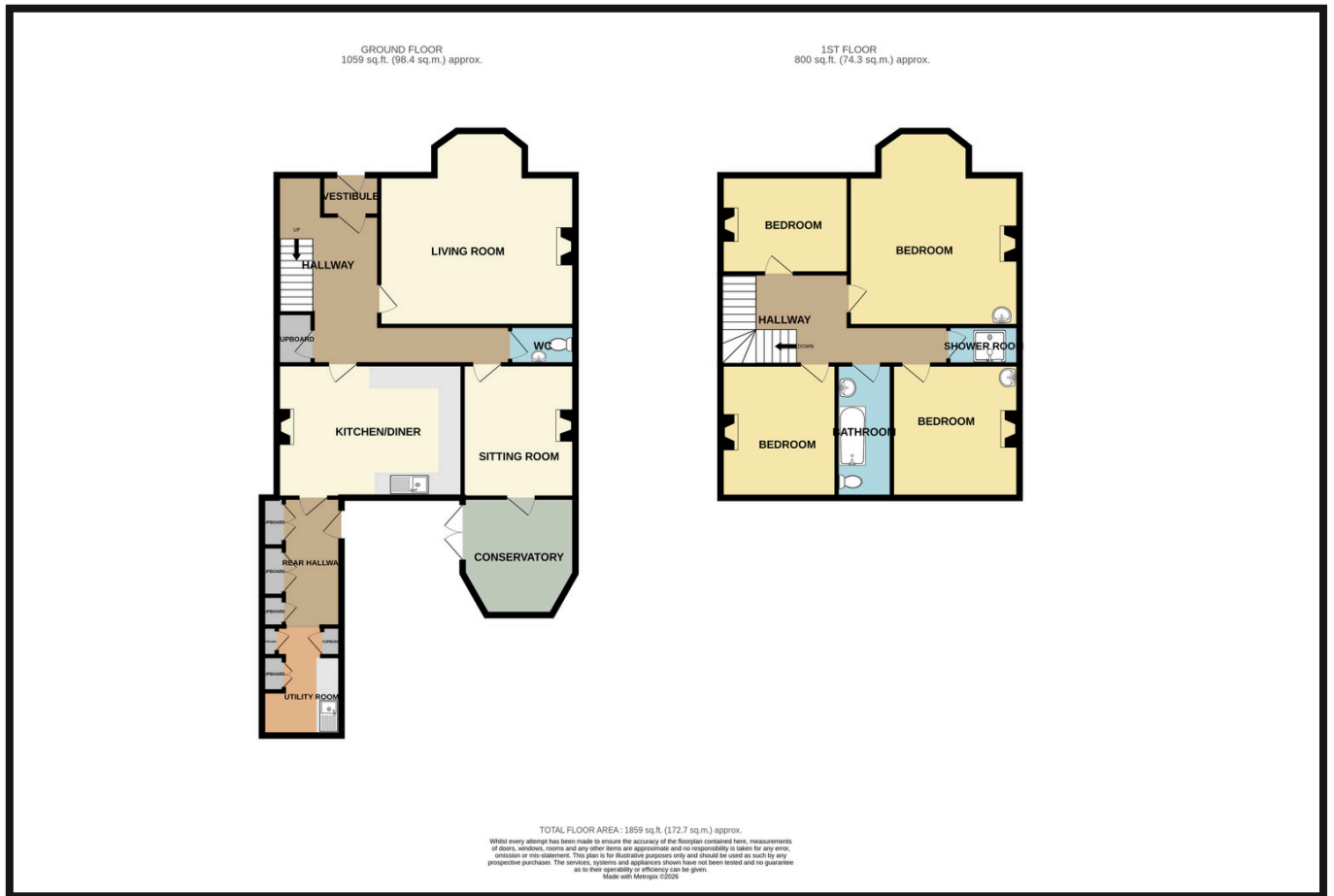
OUTSIDE TOILET: Approx. 4'8 x 3'2. Situated among the outbuildings the outside toilet has a WC, high cistern and a velux window.

OUTBUILDINGS: Useful multi purpose brick build storage outbuildings one of which is being used for storing bikes and has shelving, power and light, and second as a log store.

GARDEN: To the front, the attractive garden has been laid to lawn with mature bushes and shrubs. A partial monoblock driveway leads to a stone chip area and then to double gates. Beyond the gates is a double garage and further parking. The enclosed rear garden has been laid to lawn with a paved patio area ideal for outdoor furnishings and a greenhouse.



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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