



## 59 ARBORY STREET CASTLETOWN, IM9 1LL

**£2,250 PER MONTH**

A stylish and elegant four bed townhouse that is packed with both period charm, yet quality fixtures and fittings throughout. Located in the heart of Castletown, Lynwood is within easy reach on foot to the town centre and local schools alike.

Available immediately on an unfurnished basis, the landlord will also consider applicants with a pet.



T: 01624 820600  
E: [hello@plumproperties.im](mailto:hello@plumproperties.im)  
W: [www.plumproperties.im](http://www.plumproperties.im)

- Available Immediately on an Unfurnished Basis
- Immaculately Presented 4 Bed Townhouse
- Packed with Period Features
- Ideally Located for the local Schools and Airport
- Short Walk to Town Centre
- Spacious Lounge with Attractive Fireplace
- Separate Dining Room with Feature Stove
- Contemporary Kitchen with Quality Appliances
- Two Stylish Bathrooms, one of which is En Suite to the Principal Bedroom
- Pets Considered



## Overview

Situated in the heart of Castletown, this elegant four-bedroom period townhouse is now available for immediate occupancy on an unfurnished basis. This charming terraced house is ideally situated within a short stroll of the town centre and local schools, making it perfect for families and professionals alike.

As you enter, you are greeted by a delightful vestibule and hallway adorned with attractive wall panelling, setting the tone for the stylish interiors that follow. The spacious lounge, one of two reception rooms, features a recently installed fireplace with an open fire, creating a warm and inviting atmosphere. An archway leads to the dining room, where an original stove serves as a stunning focal point, adding character to the space.

At the rear of the property, you will find a contemporary kitchen equipped with high-quality appliances, including an American fridge freezer, electric oven and hob, and a free-standing dishwasher. There is also plumbed space for a washing machine and dryer, making this kitchen both functional and stylish.

The first floor boasts two generous double bedrooms, one of which features charming window shutters and an original fireplace. A smaller third bedroom overlooks the rear garden and includes a lovely Juliet

balcony. Completing this level is a beautifully designed family bathroom, showcasing modern fixtures and stylish features.

The top floor is home to an elegant master suite, which includes a spacious double bedroom with exposed Manx stone walls and beams, leading to a luxurious en suite shower room.

Outside, the low-maintenance rear garden offers a private retreat, featuring a combination of paving and artificial grass, creating a delightful space for family gatherings or quiet relaxation. Additionally, the landlord is happy to consider applicants with a pet, at their sole discretion.

This property truly combines period charm with modern convenience, making it a wonderful place to call home.

## Additional Information

- Oil Fired Central Heating
- Double Glazing
- Unrestricted Street Parking Available
- Primary and Secondary Schools within Walking Distance
- Short Walk to Town Centre

## Directions

Travelling along Castletown by-pass in a southerly direction turn left at the end of the by-pass onto



Arbory Road. Continue past the schools, and where the road veers sharply to the right, turn left continuing on Arbory Road where shortly after it meets Arbory Street. Lyncroft can be found on the right hand side directly opposite the turning to the Crofts.

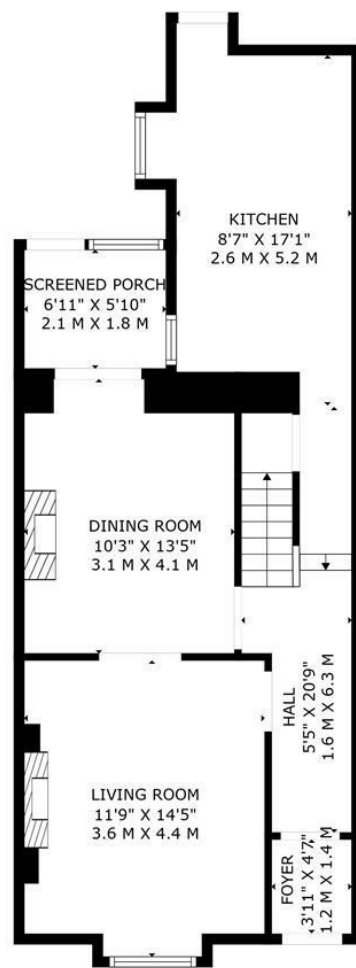




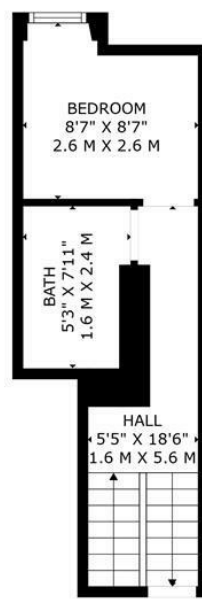




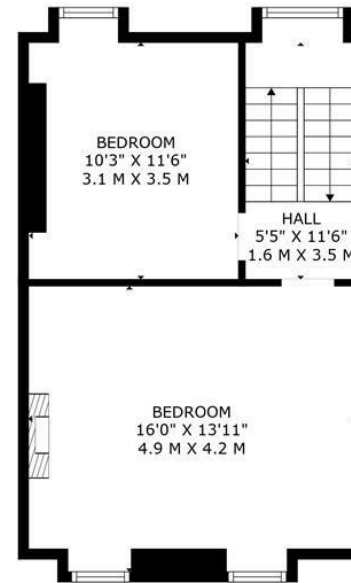




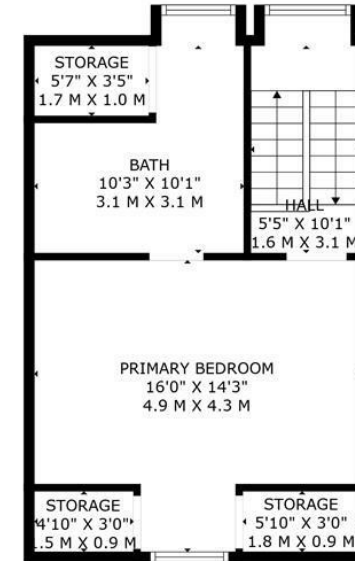
FLOOR 1



FLOOR 2



FLOOR 3



FLOOR 4

**TOTAL: 1523 sq. ft, 142 m2**

FLOOR 1: 578 sq. ft, 54 m2, FLOOR 2: 194 sq. ft, 18 m2, FLOOR 3: 407 sq. ft, 38 m2, FLOOR 4: 344 sq. ft, 32 m2  
 EXCLUDED AREAS: SCREENED PORCH: 40 sq. ft, 4 m2, BAY WINDOW: 32 sq. ft, 4 m2, LOW CEILING: 31 sq. ft, 3 m2,  
 STORAGE: 19 sq. ft, 2 m2

FLOOR PLAN CREATED BY INVISION MEDIA & MARKETING. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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 W: [www.plumproperties.im](http://www.plumproperties.im)

Head Office Lettings  
 1 Athol Street  
 Douglas  
 Isle Of Man  
 IM1 1LD

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements