

Connelly Yeoman



**39 JAMIESON STREET
ARBROATH DD11 2AY**

**DETACHED
DWELLINGHOUSE**



- **Deceptively spacious, well presented, stone-built Detached Dwellinghouse (cottage style)**
 - **Ideally located in a popular residential area close to central amenities and services**
 - **Gas Fired Central Heating, recently installed Double Glazing, Solar Roof Panels**
 - **Ornamental front garden and a delightful mature rear garden with Pond, large Shed**



**OFFERS OVER
£210,000**

Property Description

This attractive and deceptively spacious, traditional stone-built DETACHED DWELLINGHOUSE (cottage style) must be viewed to appreciate the bright and spacious accommodation on offer. Set within a very popular residential area, close to the popular West Port area of the town (offering bespoke shops and dining experiences) and within easy walking distance of all local amenities and services. In particular, the property is located within easy reach of a wide variety of national supermarkets, local shops, the main east coast railway station, local bus station/hub and is walking distance of D&A College campus, and Keptie Pond. This well presented home offers spacious accommodation over two floors, with fresh neutral decor and has been upgraded by the current owners. There are also the benefits of Gas fired central heating, recently installed new Double glazing and there are also 8 Solar roof panels (which feeds into the electric grid via Scottish Power). Externally, the front garden is laid out in stone-chips with mature shrubs and bushes. There is a side pathway and gate which leads through to the delightful rear garden which is laid out with an array of mature shrubs, trees, flowers, etc., and there is Feature Pond. Large Garden Shed included in the sale. Overall, this attractive property may be of interest to a variety of buyers, First Time Buyers or a young/growing family, and early viewing is recommended.

ACCOMMODATION COMPRISING: ENTRANCE VESTIBULE, BEDROOM 3/STUDY/DINING ROOM, GROUND FLOOR BATHROOM, KITCHEN, LOUNGE, CONSERVATORY; **UPPER FLOOR:-** 2 BEDROOMS, SHOWER ROOM.

ENTRANCE VESTIBULE: Enter via the main front entrance door.

BEDROOM 3/STUDY: Approx. 13'3 x 9'10. This room is currently being used as a Study/Office but would make an ideal ground floor third Bedroom. Bright, neutral decor and a front-facing window. CH Radiator.

SITTING ROOM: Approx. 11'10 x 10'6. This room is lovely and bright, with a front-facing window. Large, built-in under-stair storage cupboard (approx. 10'7 x 2'7) Recessed shallow display/press cupboard. CH Radiator.

GROUND FLOOR BATHROOM: Approx. 8'7 x 5'2. This room has only recently been upgraded/completed by the current owners and comprises of a three piece bathroom suite, with a shower over the bath and glazed shower screen. Below the wash-hand basin is a vanity unit in white high gloss finish. Opaque glazed window with deep window sill for display/storage. Parador-style lined ceiling. Wood-effect flooring. CH Radiator.

KITCHEN: Approx. 11'4 x 10'6. The Kitchen is fitted with a range of base and wall mounted units (in a limed oak-effect veneer), co-ordinating work surfaces and tiled splashbacks. Fitted or integral kitchen appliances to include:- Gas/Electric Hob, Double Ovens, Dishwasher, Automatic Washing Machine, Fridge and Freezer (all under-counter). Small breakfast bar area. A large rear-facing window. Tiled-effect flooring. Floor-standing Gas central heating boiler. An external side entry door leading out to a side pathway (access to the front and rear).

LOUNGE: Approx. 14'6 x 13'10. This room is located to the rear of the property, an ideal Sitting or Family Room, with a feature glazed door which leads into the Conservatory. Two further windows allows for ample natural light into this room, with lovely views over the rear garden from both windows. Large CH Radiator. Wall mounted Electric Fire with log detail. Neutral decor.

CONSERVATORY: Approx. 9'4 x 8'9. A lovely addition to the property, with quality double glazed windows, and feature double doors which lead out into the rear garden. Tiled flooring.



UPPER FLOOR: Staircase with fitted carpeting leading to the upper floor landing area, with a turn on the staircase and a mid-landing area, where there is a large roof window which allows ample natural light to flood into this space, with neutral decor making for a true feeling of space.

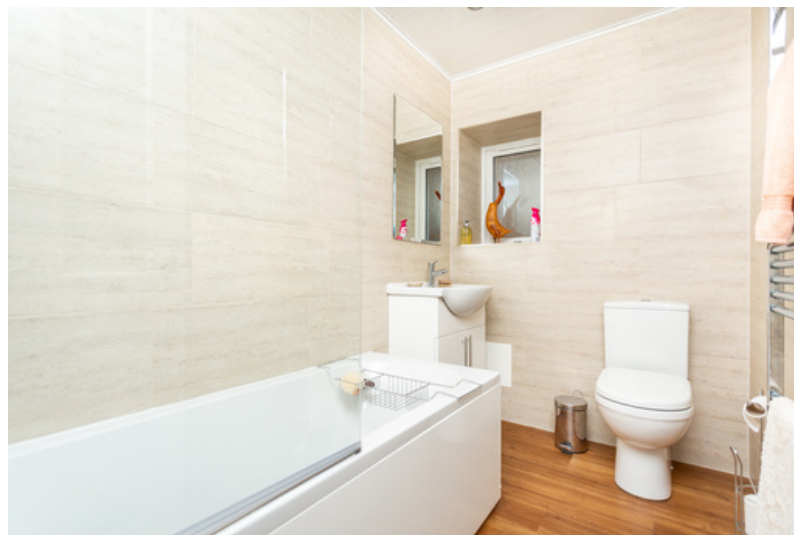
BEDROOM 1: Approx. 13'4 x 11'8. A bright double Bedroom, with a large rear-facing window overlooking a side area of garden, and a further smaller window with a stained glass inset, to the rear of the garden. Neutral decor. CH Radiator.

BEDROOM 2: Approx. 14'1 x 12'2. Another good sized Bedroom, with a large rear-facing picture window overlooking the rear garden. Neutral decor. CH Radiator.

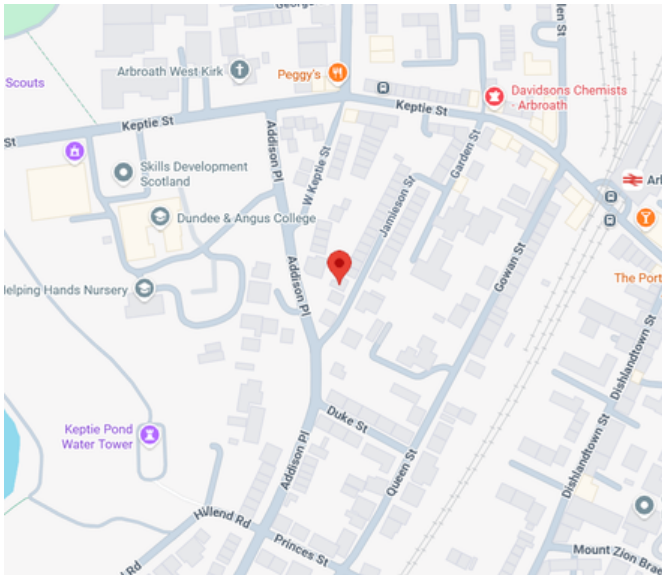
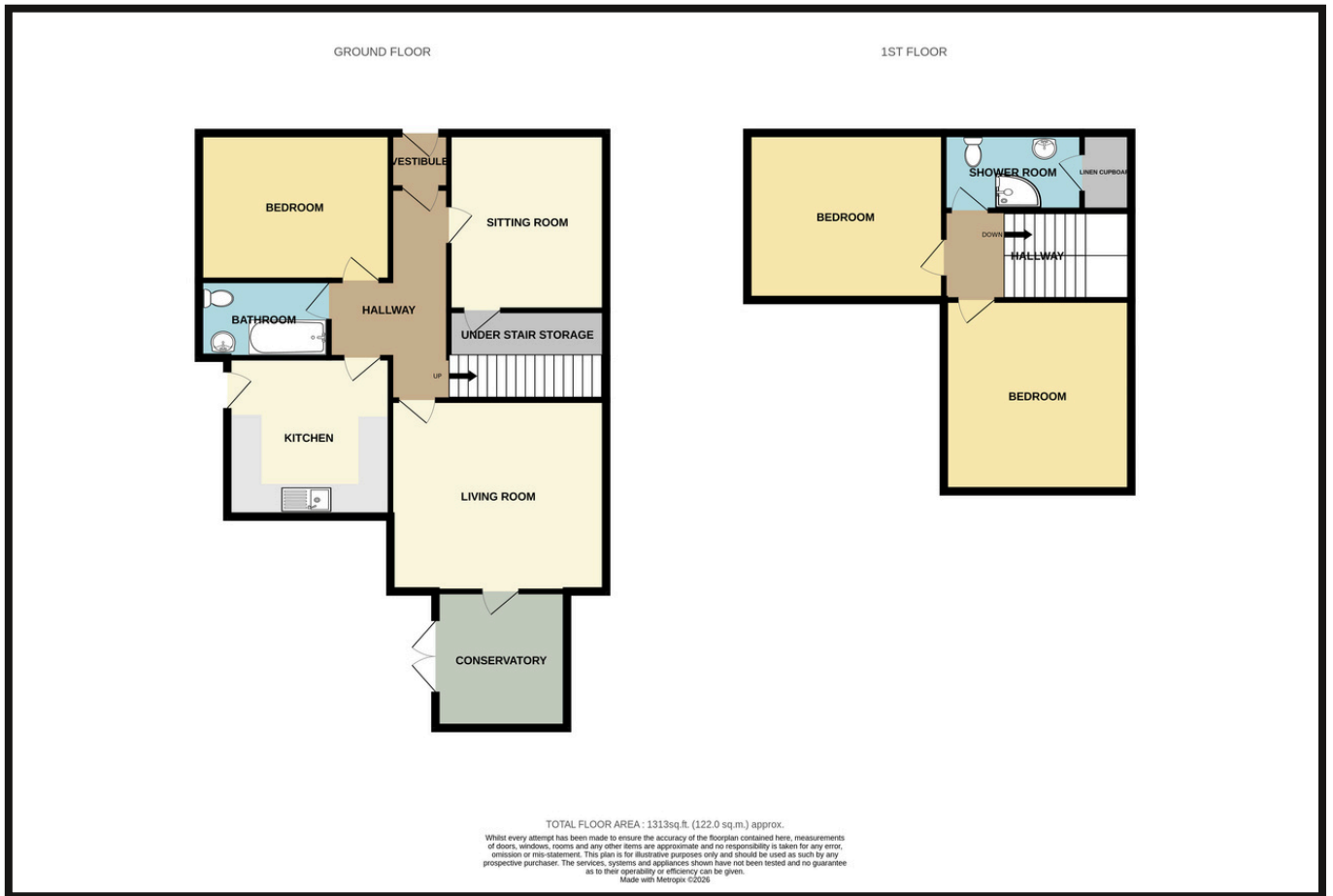
SHOWER ROOM: Approx. 11'4 x 6'. Comprising a two piece white bathroom suite and a separate shower cubicle. Ceiling downlights. Chrome wall mounted CH Radiator. Attractive vinyl flooring. A large roof window allows for ample natural light. Built-in storage cupboard with a louvre door, with a CH Radiator, making for a lovely linen cupboard.

GARDENS: The front garden is laid out in stone-chips with mature shrubs and bushes. There is a side pathway and gate which leads through to the rear garden which is laid out with mature shrubs, trees, flowers, etc., and there is Feature Pond with wildlife. Large Garden Shed included in the sale.

NB The owner has 8 Solar roof panels which are fed into the electric grid via Scottish Power - approx. £600 per annum.



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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