Connelly Yeoman

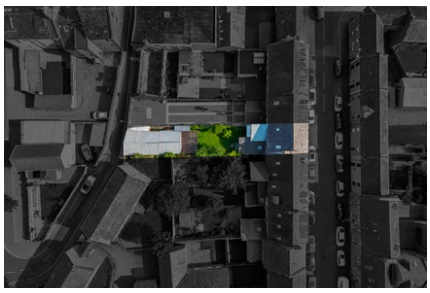


11 EAST ABBEY STREET
ARBROATH DD11 1EN

MID TERRACED TOWNHOUSE







- 4 Bedroom Mid Terraced Townhouse + Potential for a 5TH Bedroom
- Many raditional features retained
- Ideally located in a very popular and central area of Arbroath
- Gas Fired Central Heating, Double Glazing, excellent storage
- Fully enclosed rear garden and entertainment area with covered deck, Double Garage with street access



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OFFERS OVER

£230,000

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Property **Description**

Connelly Yeoman Estate Agency are excited to present to the market this deceptively spacious MID TERRACED TOWNHOUSE which is ideally located in a very popular and sought after area of Arbroath, within close proximity to all central amenities and services the town has to offer. This well presented Townhouse offers spacious accommodation boasting many traditional features and charm, complimented by tasteful decor, modern fittings and fixtures. There are also the benefits of Gas fired central heating and Double Glazing. Set over three floors, the accommodation comprises of a formal Lounge, well appointed Dining Kitchen and a rear extension forming a large Sitting/Family Room with patio doors out to the rear garden; a downstairs Shower Room and Utility space. On the mezzanine floor there is a Family Bathroom, the first floor comprises of 3 double-size Bedrooms and on the upper floor is a generously proportioned further Bedroom. Externally, the property has it's own private, fully enclosed garden space to the rear which is mainly laid to lawn with a paved patio area and borders of fruit trees on either side; timber decking area with a timber Pergola over, with curtain detail, a private area and ideal for outside entertaining; sunken down Hot Tub area; entertainment area with outdoor kitchen, Wi-Fi, outside music speakers, and TV (which can remain part of the sale, by negotiation). A door leads from the garden into the Double Garage located to the rear, with on street access. Overall, this is a fine example of a well looked after Townhouse property and early viewing is recommended to avoid disappointment.

ACCOMMODATION COMPRISING: ENTRANCE VESTIBULE, INNER HALLWAY, LOUNGE, DINING KITCHEN, SITTING/FAMILY ROOM WITH PATIO DOORS TO THE REAR GARDEN; REAR HALLWAY, SHOWER ROOM, UTILITY SPACE; MEZZANINE FLOOR:- FAMILY BATHROOM; FIRST FLOOR:- 3 BEDROOMS; UPPER/ATTIC FLOOR:- BEDROOM 1 (POTENTIAL TO MAKE A 5TH BEDROOM)







Property **Description**

ENTRANCE VESTIBULE: Attractive front entrance door with stained glass frosted inlay leads into the Vestibule; coir mat flooring and the original oak wood door with a frosted glass inlay leads through into the Inner Hallway.

INNER HALLWAY: A welcoming Hallway area, with wood-effect flooring flowing through; carpeted stone staircase with a wooden balustrade leads up to the first floor; shallow shelved storage cupboard (ideal for household items) and a further deep under-stair storage cupboard; the first room from the Hallway is into the formal Lounge.

LOUNGE: Approx. 14'8 x 15'7. Enter through the original oak wood door into the well proportioned Lounge, which has a front-facing window with window shutters; detailed ceiling cornicing and ceiling rose; focal point ornate fireplace set on a tiled inlay with original wooden mantle; shallow shelved storage cupboard; fitted carpeting; CH Radiator.

DINING KITCHEN: Approx. 13'5 x 11'11. Enter via a glass panel door into the Dining Kitchen which is fitted with a range of base and wall mounted storage units, co-ordinated work surfaces and a stainless steel sink with mixer tap; a lovely feature of this room is the Range Master Cooker with a 6 burner Gas Hob, extractor hood above the hob; ample space for dining table and chairs; feature display cabinets; plumbing and space for dishwasher; space for a fridge/freezer; to the back of the Kitchen a glass panel door leads into the rear extension to the property, comprising of a Sitting/Family Room.

SITTING/FAMILY ROOM: Approx. 11'2 x 20'6. Another well proportioned room, ideal as a Sitting or Family Room, with ample space for furniture settings; velux roof window allows for ample natural light into the room; CH Radiator; hardwood flooring and there are Patio doors which lead out into the rear garden. Small ceiling hatch access into storage space.

A glass panel door leads through into the Rear Hallway.





REAR HALLWAY: Intergated shoe storage. Access into the downstairs Shower Room; rear door access into the Utility.

SHOWER ROOM: Approx. 3'5 x 7'5. Enter via a sliding pocket door into the Shower Room, comprising a fitted two piece white bathroom suite, with a separate shower enclosure housing an Electric power shower unit; heated towel rail; wall mounted mirror.

UTILITY ROOM: Approx. 5'10 x 7'10. An ideal utility space, with plumbing and space for automatic washing machine; built-in storage cupboards, work surface and stainless steel sink; Gas central heating boiler; wooden ceiling pulley for indoor clothes drying; built-in storage cupboard with a CH Radiator, an ideal linen cupboard; external rear door into the rear garden.

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MEZZANINE LEVEL: Landing area with access to the Family Bathroom; further staircase leading to the upper or attic floor accommodation.

FAMILY BATHROOM: Approx. 9'5 x 11'7. Fitted with a three piece white bathroom suite with the wash-hand basin set in a vanity unit with storage below; separate shower enclosure with a mains power shower and jet wash body spray/showers; large double ended bathtub; full wall tiling throughout; shallow shelved storage cupboard; CH Radiator; tiled-effect vinyl flooring; rear-facing opaque glass window.







FIRST FLOOR: Access to 3 Bedrooms

BEDROOM 2: Approx. 14' x 8'9. A bright, spacious front-facing Bedroom, with a built-in storage cupboard and a recessed shelved area; detailed ceiling cornice and traditional window shutters; fitted carpeting; CH Radiator.

BEDROOM 3: Approx. 14'11 x 10'11. Another bright and spacious, front-facing Bedroom, with built-in double wardrobe offering ample storage (hanging space and shelving); detailed ceiling cornice, ceiling rose and picture rail; window shutters; ornate fireplace set on a tiled inlay with Italian marble hearth; fitted carpeting; CH Radiator.

BEDROOM 4: Approx. 12'2 x 12'4 (both at widest points). Another good sized L-shaped Bedroom, with a rear-facing window; detailed ceiling cornice; window shutters; built-in bunkbed - a double size - with storage below (hanging space); fitted carpeting; CH Radiator.

A carpeted wooden staircase leads to the upper/attic floor, with a velux roof window allowing for ample natural light.

BEDROOM 1: Approx. 16'6 x 18'10. This is a very generously proportioned room, which could be partitioned into two rooms (subject of course to any Local Authority Planning Permissions, etc., and the terms of which any prospective purchaser shall require to satisfy themselves as to the terms thereof); there are two front-facing velux roof windows (one of which is a fire escape Velux) and a rear-facing velux window allowing for lots of natural light into this room; built-in double storage cupboard with shelving and hanging space; fitted carpeting; ceiling hatch access into loft space; eaves storage; CH Radiator.

GARDEN: The property has it's own private fully enclosed garden space to the rear which is mainly laid to lawn with a paved patio area and borders of mature fruit trees with pear, apple. plum & cherry on either side; timber decking area (Approx. 27' x 21') with a timber Pergola over, with curtain detail, a private area and ideal for outside entertaining; sunken down Hot Tub area; entertainment area with outdoor kitchen, Wi-Fi, outside music speakers, and TV (which can remain part of the sale, by negotiation).

A door leads from the garden into the Double Garage located to the rear, with on street access.

DOUBLE GARAGE: Approx. 27' x 18' with power and light, good storage space. Water & drainage with sink.








VINOLIA
NO PARKING

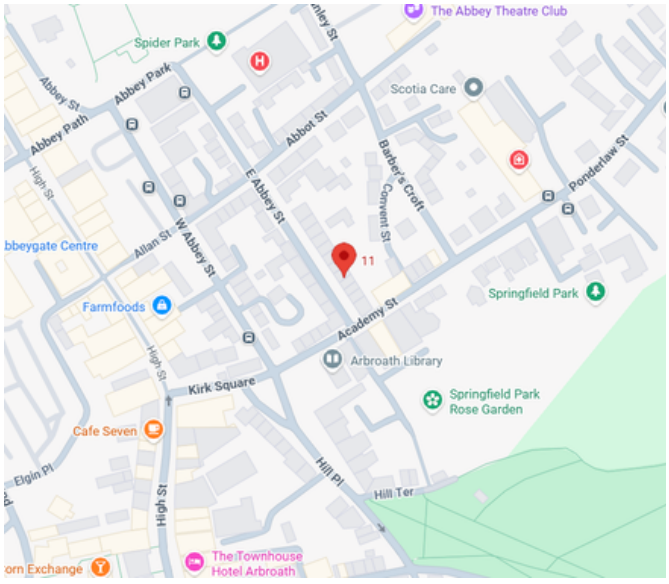






Property Professionals





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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