



## Southesk Place, £425,000

- EXCLUSIVE LOCATION - THE KNAP
- EXTENDED TO THE REAR - POTENTIAL TO LOFT CONVERT \*stpp\*
- TO THE REAR, A STAND ALONE COMPOSITE BUILDING
- Council Tax Band - D
- CLOSE TO THE BEACH, THE KNAP, COFFEE SHOPS, COASTAL WALKS, TRAIN STATION
- EPC Rating: D



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## About the property

Hallway, living room, open plan kitchen/ dining room with extension to the rear housing additional reception room and utility room, landing with space on offer to convert loft \*stpp\*, 3 bedrooms, bathroom. To the front, there is patioed front area with gated side access to rear. To the rear garden,

## Accommodation

**Hallway** Enter via a composite door, restored original floorboards, radiator, power points, wall mounted consumer unit, original 1930s doors leading to Living Room and Kitchen/ Diner, carpeted stairs ascending to first floor with wall-panelling and spindled balustrade.

**Living Room** 14' 9" max x 10' max ( 4.50m max x 3.05m max ) Stripped original floorboards, open fire place with log burner to remain, T.V. point, power points, radiator, fitted shutters to bay window to front aspect.

**Cloakroom** Close-coupled W.C., wash hand basin, splash back tiled areas, ceramic tiled flooring, opaque window to side.

**Kitchen/ Dining Room** 16' 8" max x 15' max ( 5.08m max x 4.57m max ) Matching wall and base units with complimentary solid oak work surfaces, fitted breakfast bar, inset ceramic Belfast sink with mixer tap over, freestanding range cooker to remain with fitted cooker hood over, integral dishwasher, integral fridge freezer, splash back tiled areas, power points, ceramic tiled flooring continued into the Dining/ Reception Room area. The Dining/ Reception Room





area has ample room for a dining table and chairs, entertaining or an additional seating area.

#### **Reception Room** 9' 10" x 9' 2" ( 3.00m x 2.79m )

Continuation of ceramic tiled flooring, power points, up-right contemporary radiator, door leading to Utility Room, bi-folding doors to Rear Garden, vaulted ceiling with sky lights to rear aspect.

**Utility Room** 9' 6" x 6' 3" ( 2.90m x 1.91m ) Matching wall and base units with fitted work tops, space for utilities, power points, sky light to rear aspect.

**Landing** Continuation of wall-panelling, stripped pine floorboards, window to side aspect, loft hatch with pull down ladder \*loft space is fully boarded with fitted pull down ladder\*. SPACE TO CREATE STAIRS ASCENDING TO CONVERTED LOFT \*subject to planning permission\*.

**Bedroom One** 14' 9" max x 10' max ( 4.50m max x 3.05m max ) Larger than average master bedroom with wall panelling, power points, radiator, fitted carpet, bay window with fitted white shutters to front aspect.

**Bedroom Two** 15' x 10' plus wardrobes ( 4.57m x 3.05m plus wardrobes ) Double bedroom with stripped and varnished original floorboards, two fitted wardrobes to either side of the chimney breast, further alcove with space for freestanding furniture, power points, radiator, windows to rear aspect with fitted blinds to remain.

**Bedroom Three** 11' 5" x 6' 5" plus wardrobes ( 3.48m x 1.96m plus wardrobes ) Stripped floorboards, power points, radiator, window to front aspect with fitted white shutters.

**Bathroom** A contemporary four-piece suite comprising of close-coupled W.C., wash hand basin, free standing roll-top bath with mixer tap over, separate shower cubicle with mains-fed shower, a wall-mounted chrome heated towel radiator, opaque window to rear aspect.

**To The Front** Larger than average enclosed, low-maintenance paved forecourt with an iron gate providing side access to the rear garden.

**To The Rear** Larger than average plot from side to rear boundary. Mainly laid to lawn with artificial grass, two large patioed areas, outside power points, complimentary wooden sleepers, recently renewed fencing, iron gate providing side access to the front. \*TO THE REAR, metal pergola with louvered roof to remain subject to offer agreed\*

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## Floorplan



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