

# Connelly Yeoman



12 GALLOWDEN ROAD, ARBROATH DD11 3HP

SUPERIOR DETACHED VILLA



- Set within a very desirable location and occupying a large mature garden
- A traditional style family home of generous proportions with many original features retained
  - Gas central heating with newly installed boiler and Double glazing
  - Driveway leading to detached garage



OFFERS OVER  
**£265,000**

# Property Description

This substantial, traditional styled SUPERIOR DETACHED VILLA (built circa 1939) occupies a generous garden plot located in a highly sought after residential area of the town, within easy reach of most central amenities including local shops and with primary and secondary schools closeby. The property offers bright and spacious rooms over two levels and benefits from Gas fired central heating with recently installed boiler and Double glazing. Many of the original internal features have been retained, adding to the very characterful "retro vibe" of the property, including internal wood doors, skirtings and finishings, ceiling cornicing and picture rails, a laundry chute on the upper floor gallery landing, and the original milk maid service hatch in the Kitchen together with fitted wooden kitchen storage cupboards and units. With these features in mind, internal viewing is a must to appreciate the style of this property. Externally, there is a paved driveway leading into the property and affording ample car parking for several cars, a lovely mature front garden and generous, mature and well laid out rear garden. A timber Garage is located to the side of the house, a Summerhouse located on a rotating base, large timber Shed and Greenhouse are to be included in the sale. All in all, the property offers a unique opportunity to acquire a substantial property full of character and charm with great potential and early viewing is recommended.

## ACCOMMODATION:

Entrance Porch & Hallway, Sitting Room, Lounge, ground floor Bedroom 4, Cloakroom, large Dining Kitchen, Rear Porch/Summer Room, Utility Room; Upper floor: 3 further Bedrooms, Shower Room.

## ENTRANCE PORCH & HALLWAY:

Enter into the property via an entrance Porch, with original side windows and front door; cupboard housing the electric meter and fuse box; original internal glazed door leads through into the main Hallway.

## SITTING ROOM:

Approx. 14'10 x 17'3. A lovely spacious sitting room with bay window overlooking the front of the property and a further side window; ceiling cornice and picture rail; ample space for various furniture settings; and a radiator.

## LOUNGE:

Approx. 14'10 x 13'5. Another spacious formal room with window overlooking the front of the property, ceiling cornice and picture rail, original fireplace with tiled inlay and hearth with wood surround, built-in storage cupboard above and below an original hatch which leads through to the kitchen.

## CLOAKROOM:

Approx. 3'6 x 6'3. Comprising WC and wash hand basin, rear facing window.

## KITCHEN:

Approx. 15'3 x 9'10. The spacious Kitchen has a lovely big window overlooking the rear garden and has ample space for everyday dining table and chairs, original built-in storage cupboards and the original milk maid hatch complete with revolving cast iron barrel with small window above, original laundry hatch from the upper floor. Door leads through to the Summer Room

## SUMMER ROOM:

Approx. 7'7 x 7'10. An original room with feature wood panelled walls, replacement double glazed windows and door overlooking the front elevation enjoying a sunny aspect. There is a large walk-in cupboard (shelved larder cupboard) and stable doors lead through into the rear Outhouse and Utility Room (the gas central heating boiler is located here together with plumbing and space for washing machine, etc.) External door out to the rear garden.

## GROUND FLOOR BEDROOM 4:

Approx. 11'10 x 9'10. Another good sized room, presently used as a ground floor bedroom, with side facing window; ceiling cornice and picture rail, and a radiator.



**UPPER HALLWAY:**

The upper floor accommodation is accessed via a lovely wide original staircase with oak banister; mid landing with large windows which allow ample natural light onto the upper floor; a few steps then lead up onto a large gallery landing with a further window; gallery area with built-in storage cupboard (housing the hot water tank and the original feature laundry chute), original internal wood doors, skirtings and facings, access hatch into the partially floored loft space.

**BEDROOM 1:**

Approx. 15' x 13'10. A spacious main bedroom with large front-facing window and further side-facing window making this a lovely bright room, ample space for bedroom furnishings, original ceiling cornice, tiled fireplace, built-in cupboard with shelving, and a radiator.

**BEDROOM 2:**

Approx. 14'10 x 13'5. Another spacious bedroom with both front and side-facing windows, ample space for bedroom furnishings, original ceiling cornice and picture rail, tiled fireplace, built-in cupboard and a radiator.

**BEDROOM 3/ STUDY/OFFICE:**

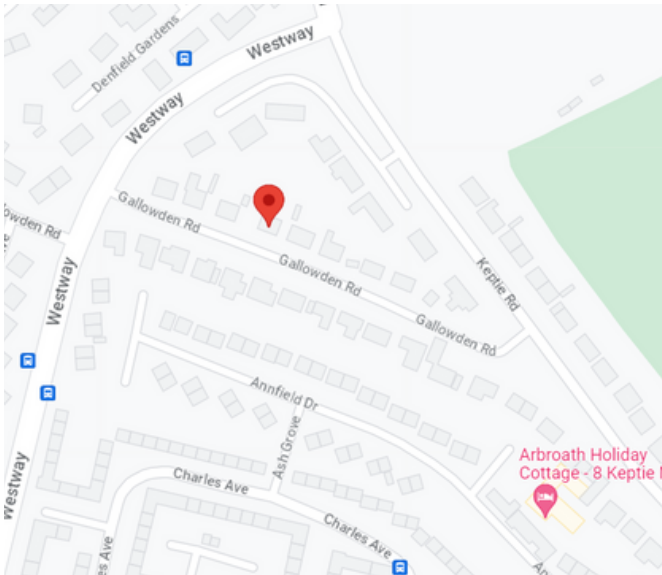
Approx. 10' x 6' with high level window and two original built-in shallow storage cupboards with shelving, and a radiator.

**SHOWER ROOM:**

Approx. 7'5 x 8'2.. Comprising two piece White suite, walk-in shower compartment with wet wall panelling, original wall tiling has been retained, large window and a radiator.



# 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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