

Connelly Yeoman



5 NOLT LOAN ROAD, ARBROATH, DD11 2AL

TRADITIONAL STONE-BUILT
DETACHED COTTAGE



- Ideally situated in a prime West End residential location adjacent to Keptie Pond
- An immaculately presented property which has been extensively renovated and upgraded
- Gas Fired Central Heating, Double Glazing, many character features retained with modern finish
 - A beautifully laid out and fully enclosed mature Garden, Driveway and Garage



OFFERS OVER
£250,000

Property Description

This much admired, charming stone-built DETACHED COTTAGE must be viewed to appreciate the recent transformation it has undergone. This exceptional, and beautifully presented home is set within a very rare, and extremely sought after West End location, the only property within the grounds of Keptie Pond, yet is within easy reach of central amenities and services including the popular West Port shopping area of the town and close to the main East Coast railway station for Arbroath. Built circa 1880, this immaculately presented property has been extensively renovated and upgraded by the current owners and now offers well appointed accommodation which is in "move in condition", and benefits from fresh neutral decor, curtains, light fittings, carpets and flooring. Of particular note, along with new front and rear doors, the central heating system has been overhauled, with a new boiler and CH radiators, and many rooms have had the addition of wall insulation making this an extremely efficient and economical property.

Externally the property is set within beautiful, manicured and well laid out garden grounds. To the front is a large gravel driveway with walled and wrought iron boundaries, offering excellent off-street car parking for several vehicles and leading to the Garage. The rear garden has a large sunny patio area which is enclosed with a timber fence. Beyond is an immaculate garden area which, for ease, is maintained by a grass robot mower (included). This area also has a restored fish pond, with fish, which is covered by a large gazebo, an additional craft gazebo (both with power and light). There are raised herb beds, established shrubs and a gate giving private access into Keptie Pond. There is access from the rear and front to the garage which has power and light, and the property is secured by outside lighting and CCTV cameras front and rear (included).

ACCOMMODATION:

ENTRANCE HALLWAY, LOUNGE, KITCHEN, DINING ROOM/SUN ROOM, MASTER BEDROOM 1, BEDROOM 2, SHOWER ROOM.

ENTRANCE HALLWAY:

Enter into the property via a new front entrance door into the Hallway where there is a rear-facing skylight window which offers an abundance of natural light. There are two ceiling chandeliers and a CH Radiator.



Property Description

LOUNGE:

Approx. 17'5 x 19'2. A very spacious Lounge, with a front-facing window, and traditional features of the ornate ceiling cornice, ceiling rose and picture rail together with deep skirting boards have been retained, and the windows are framed by the original window shutters. There is an alcove with shelving and under storage cupboard. Another feature of this room is the beautiful ornate fireplace, with a cast iron inlay incorporating a Living Flame Gas Fire. Ample space in this room for a variety of furnishings. CH Radiator.

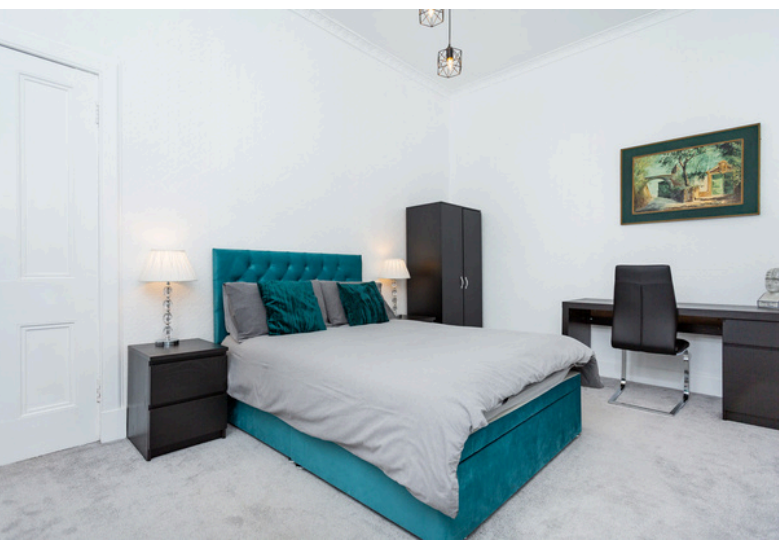
KITCHEN:

Approx. 11'5 x 13'2. The Kitchen is fitted with a good range of modern base and wall mounted storage units, and worktop surfaces incorporating a stainless steel sink with a mixer tap. There is an Integrated Fridge, Dishwasher and automatic washing machine/dryer. There is a built-in Electric Oven and Hob with an extractor hood above.

From the Kitchen there is access into a rear hallway which has a new double glazed door and matching side panels, which lead out into the rear garden. There is also a rear-facing Velux window.

DINING ROOM/SUN ROOM:

Approx. 15'9 x 12'4. A lovely room with ample space for furnishings, fitted wall lights and a panel heater. From this room there is a beautiful vista of the rear garden, towards Keptie Pond and the Water Tower beyond.



Property Description

MASTER BEDROOM:

Approx. 16'8 x 13'7. A very generously proportioned Master Bedroom with a side-facing window. Inset ceiling spotlights. CH Radiator. Access into a walk-in shelved cupboard (with light) which is ideal for shoe storage.

WALK IN STORAGE ROOM:

Approx. 7'9 x 5'9 with light, and offering ample shelved and hanging storage and which houses the Gas central heating boiler. There is a jewellery cabinet with a mirror (included).

BEDROOM 2:

Approx. 12'2 x 19'. Another generous Bedroom, with a front-facing window, and offering ample space for furnishings. There is a shallow shelved storage cupboard.

SHOWER ROOM:

Approx. 7'5 x 16'7. The Shower Room comprises of a large glass fronted shower area housing a power shower, a floating wash-hand basin, and a WC. There is modern tiled effect wet wall finish. Fitted bathroom cabinets. Beautiful ceiling with bathroom lighting. Extractor fan. CH Radiator. There are two side-facing opaque glass windows.

GARAGE:

In the Garage there is a storage/workshop area which measures 14'4 x 7'9 with a rear-facing window, power and light. This then leads through into the main Garage area which measures 14' x 20'4. Up and over Garage door, power and light.

There is a security camera system in operation at the property, with cameras to the front and to the rear. The control system and television are located in the Garage and will be included in the sale.

GARDENS:

Externally the property is set within beautiful, manicured and well laid out garden grounds. To the front is a large gravel driveway with walled and wrought iron boundaries, offering excellent off-street car/caravan/motorhome parking and leads to the Garage. The rear garden has a large sunny patio area which is enclosed with double slatted timber fence. Beyond is an immaculate garden area which, for ease, is maintained by a grass robot mower (included). This area also has a restored fish pond, with fish, which is covered by a large gazebo, an additional craft gazebo (both with power and light). There are raised herb beds, established shrubs and a gate giving private access into Keptie Pond. There is access from the rear and front to the garage which has power and light, and the property is secured by outside lighting and CCTV cameras front and rear (included).





Property Professionals

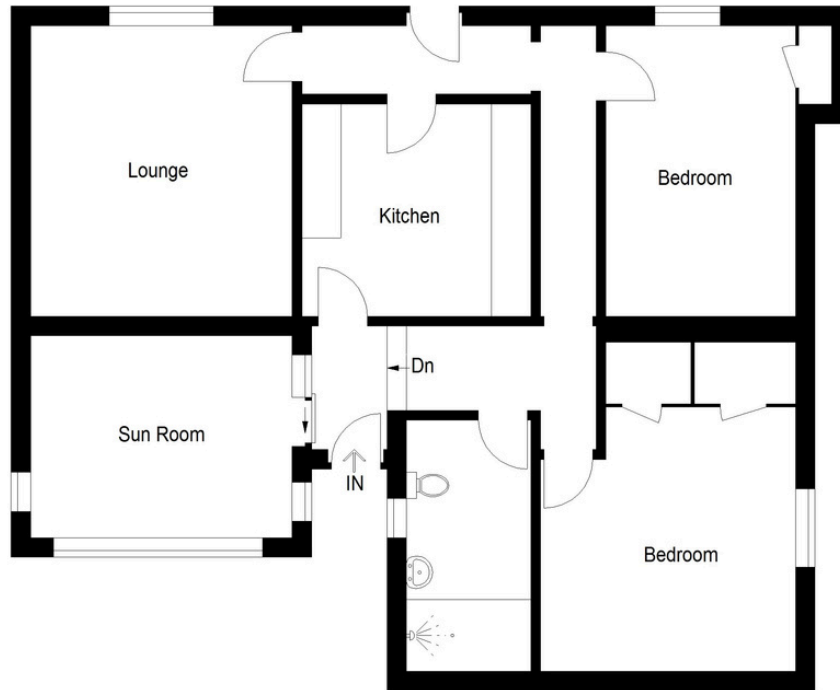
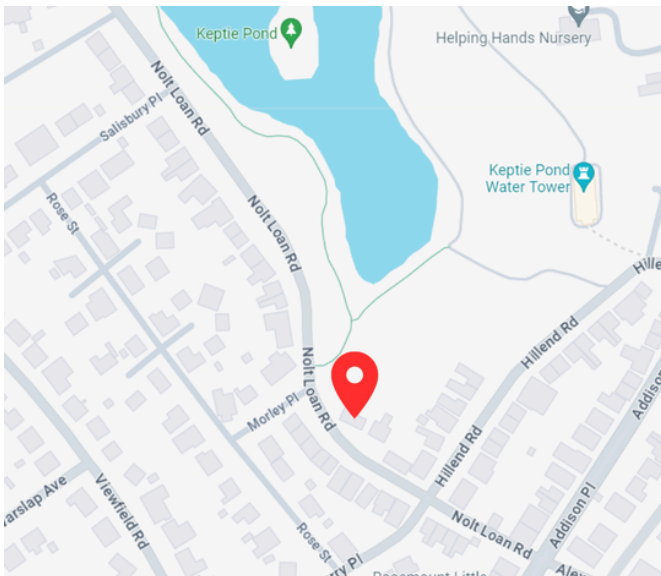


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