

# Connelly Yeoman



23 PONDERLAW STREET, ARBROATH, DD11 1EU

TRADITIONAL VILLA



- Set within a very desirable location close to popular schools and shops
- Traditional style villa with original features to include cornice ceiling & roses, & deep skirtings
  - Large kitchen with Belfast-style sink & Rangemaster AGA-style cooker
- Off-street parking with an enclosed, mature, easy to maintain garden with wooden shed



OFFERS OVER  
**£210,000**

# Property Description

This TRADITIONAL VILLA is set in a popular residential area of Arbroath and is conveniently located close to primary and secondary schools, as well as local services including shops, supermarkets, popular East Coast walks, and the A92 giving easy access to Dundee and surrounding angus towns. The property has the benefit of gas central heating, double glazing, ornate features including ceiling rose, deep skirtings, wooden floors and cast iron fireplace and consists of a hallway, formal lounge, with dining area, family room, home office or a 4th bedroom, kitchen, 3 bedrooms and a shower room. Outside to the front of the property is a lock-block driveway providing parking for two cars. To the rear is a fully enclosed mature garden laid out for ease of maintenance with stone chipped borders and established shrubs. Sunny seating areas. Drying area. Wooden shed providing additional storage.

## ACCOMMODATION:

Formal Lounge with dining area, Family room, Home Office/4th bedroom, Kitchen, Shower Room & 3 bedrooms.

## HALLWAY:

Entry via an ornate glass panel door. Glass panel door leading to an inner hallway. Wooden flooring. Wooden balustrade staircase leading to the upper floor.

## FORMAL LOUNGE:

Approx. 13'9" x 20'. A spacious lounge with front facing bay window, ornate cornicing with ceiling rose, deep skirtings and a feature cast iron fire place with marble hearth and wooden fire surround. Radiator. Alcove with under storage. Open to dining area.

## DINING AREA:

Approx. 12'2" x 8'3". Patio doors leading out into rear garden. Feature shelved alcove with glass display. Radiator. Cornice, ceiling rose and wall lights.

## FAMILY ROOM:

Approx. 14'7" x 13'9". With rear facing window overlooking the rear garden. Attractive stone fireplace and hearth incorporating a coal fire. Wooden flooring, understairs storage cupboard, ceiling rose and picture rail with deep skirtings. Radiator.

## HOME OFFICE / 4TH BEDROOM:

Approx. 10'9" x 14'4". Front facing bay window. Cloaks cupboard housing the electric fuse box. Radiator. Double doors leading into family room.

## KITCHIN / DINING:

Approx. 14'8" (widest) x 19'4". Large range of base and wall mounted units with granite worktops incorporating a Belfast-style sink with mixer tap. Integrated dishwasher, washing machine and tumble dryer, and plumbed space for a fridge-freezer. Rangemaster AGA-style cooker with five burner gas hob, double oven with extractor hood above. Breakfast bar area. Spotlights to the ceiling, tiled floor and a radiator.

## SHOWER ROOM:

Approx. 5'4" x 11'5". Side facing window providing natural ventilation. Finished with modern tiling. Large vanity unit incorporating wash hand basin and WC providing ample storage. Attractive shower enclosure housing a power shower. Spotlights to the ceiling, extractor fan and heated towel rail.



**UPPER FLOOR LANDING:**

Skylight window. Two storage cupboards providing access into the eaves. Access hatch leading into the loft.

**BEDROOM 1:**

Approx. 8'5' x 22'. Front facing bay window with built-in drawer fitment. One wall comprising of shelved and hanging built-in wardrobes. Radiator.

**BEDROOM 2:**

Approx. 13'2' x 13'5'. Front facing bay window. Shelved and hanging wardrobe. Radiator.

**BEDROOM 3:**

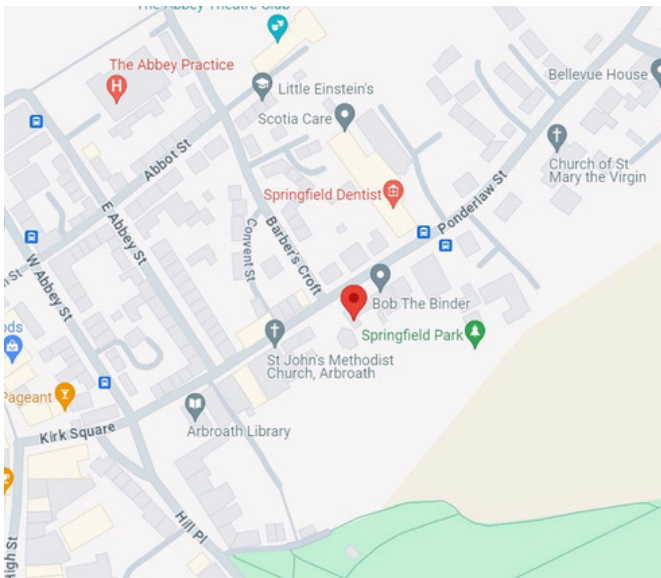
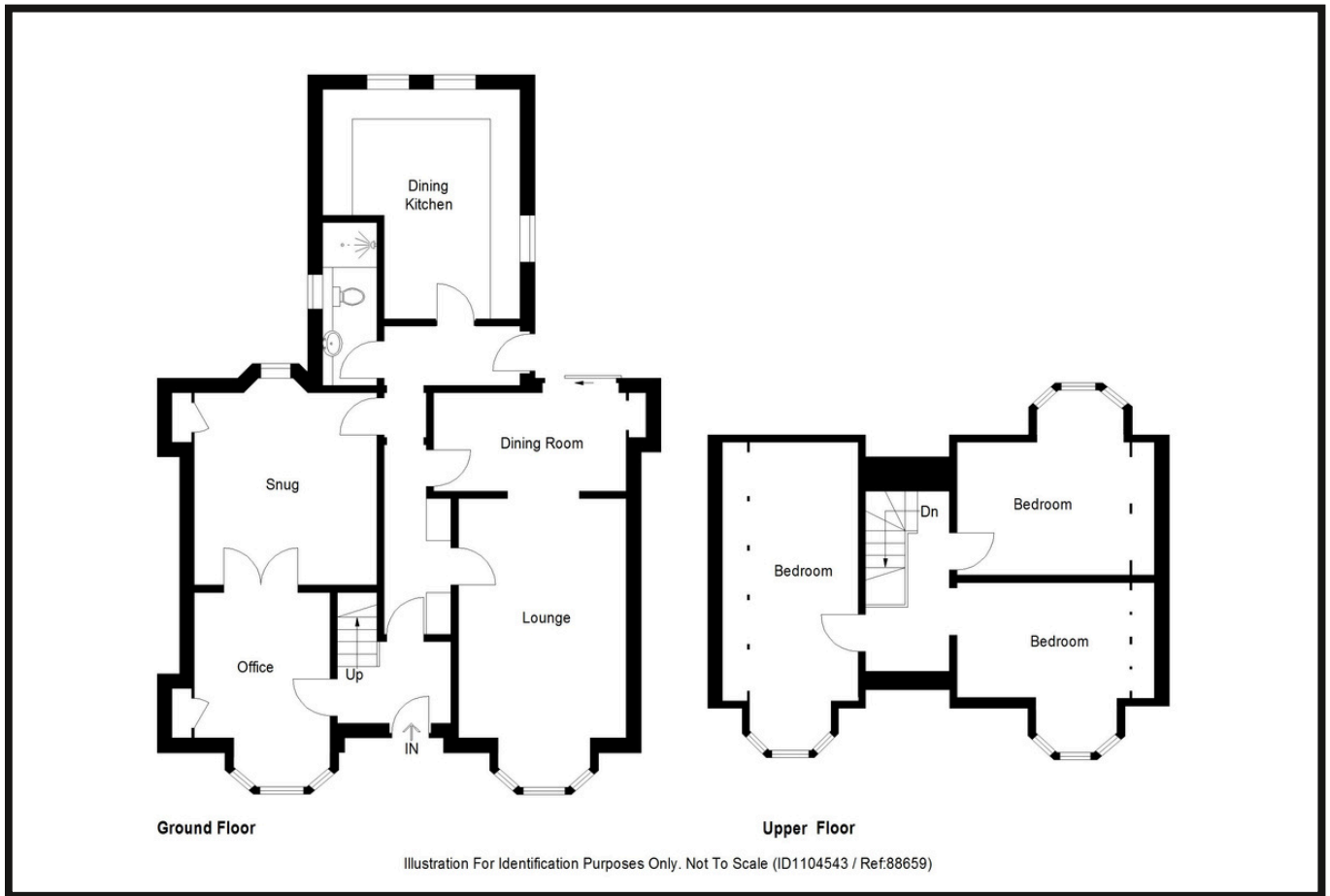
Approx. 13'5' x 10'7'. Front facing bay window. One wall comprising of built-in wardrobe. Radiator.

**OUTSIDE:**

Lock-block driveway to the front providing parking for two cars. To the rear is a fully enclosed mature garden laid out for ease of maintenance with stone chipped borders with established shrubs. Sunny seating areas. Drying area. Water tap. Wooden shed providing additional storage.



# 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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