

Connelly Yeoman



31 JAMIESON STREET, ARBROATH DD11 2AY

MID TERRACED VILLA



- Set within a popular area to the West End of the town, close to amenities and services
- A deceptively spacious and well presented stone-built Dwellinghouse over two levels
- Gas Fired Central Heating, Double Glazing, Many traditional original features retained
 - A delightful enclosed rear garden all neatly laid out for easy maintenance



OFFERS OVER
£170,000

Property Description

This attractive and well presented, traditional stone-built MID TERRACED DWELLINGHOUSE must be viewed to appreciate the bright and spacious accommodation on offer. Set within a very popular residential area, close to the West Port area of the town and within easy walking distance of all local amenities and services, in particular close to the main east coast railway station that serves the town of Arbroath. This well presented family home offers spacious accommodation, is decorated in modern neutral decor and complimented by many original character features and charm. There are also the benefits of Gas fired central heating, double glazing and ample storage. Externally, there is a delightful, fully enclosed rear garden which is laid out mainly to mono-block pavior with a small decking area for outside seating, a lawn area and coloured chip stones with flower borders and mature shrubs and bushes. Two stone Outhouses provide ample storage. Overall, this charming property may be of interest to First Time Buyers or a young family and early viewing is recommended.

ACCOMMODATION:

VESTIBULE & HALLWAY, DINING KITCHEN & UTILITY AREA, LOUNGE, FAMILY BATHROOM:- UPPER FLOOR:- 3 BEDROOMS.

VESTIBULE & HALLWAY:

Enter into the property via the front entrance door into the Vestibule and through into the Hallway which has attractive wood panelling in keeping with the traditional style of this property. Laminate wood flooring.

DINING KITCHEN:

Approx. 13'7 x 10'10. The kitchen is fitted with a good range of base and wall mounted units in a yellow colour veneer, complimentary oak wood-effect worktop surfaces and tiled splashbacks. Built-in Gas Hob with Electric Oven below and an overhead extractor hood. Space for a slim-line Dishwasher. Ample space for dining table and chairs. Large, built-in storage cupboard. A large rear-facing window overlooks the rear garden.

There is a further area with space for a microwave oven. This area then runs through into a Utility Area.

UTILITY AREA:

Approx. 9'3 x 4'5. Ample space for an automatic washing machine and tumble dryer; the Gas central heating is located in this area. There is a rear-facing window. Wood lined ceiling. External door leads out to the rear garden.

LOUNGE:

Approx. 16'6 x 12'10. A very generously proportioned Lounge with two front-facing windows and a further single front-facing window, all of which allows ample natural light into this room. Traditional feature original ornate ceiling cornice, centre ceiling rose and picture rail. Original wooden mantelpiece fire surround with marble inlay and tiled hearth incorporating a Gas fire ? Recessed alcove area with storage below and glass display shelving. Neutral decor. Laminate wood flooring. CH Radiator.

FAMILY BATHROOM:

Approx. 13'1 x 6'7. Comprising a larger Victorian style two piece white bathroom suite (WC and wash-hand basin) and a corner bath. Large, walk-in shower with wall tiling and other partially tiled areas. Inset ceiling downlights, rear-facing opaque glazed window. Laminate wood flooring. CH Radiator.



UPPER FLOOR:

Staircase leading to the upper floor accommodation, with landing area and a skylight window which allows ample natural light. There is a large, built-in storage cupboard. Access hatch into the attic space (for storage purposes).

BEDROOM 1:

Approx. 15'7 x 9'11. A spacious main bedroom with two front-facing windows which allows ample natural light into this room. Feature dado rail and original fireplace with wood surround and a cast iron inlay, with tiled hearth. CH Radiator.

BEDROOM 2:

Approx. 12'8 x 9'8. Another double bedroom with a dormer/bay window overlooking the rear of the property. Fresh decor. Laminate wood flooring. CH Radiator.

BEDROOM 3:

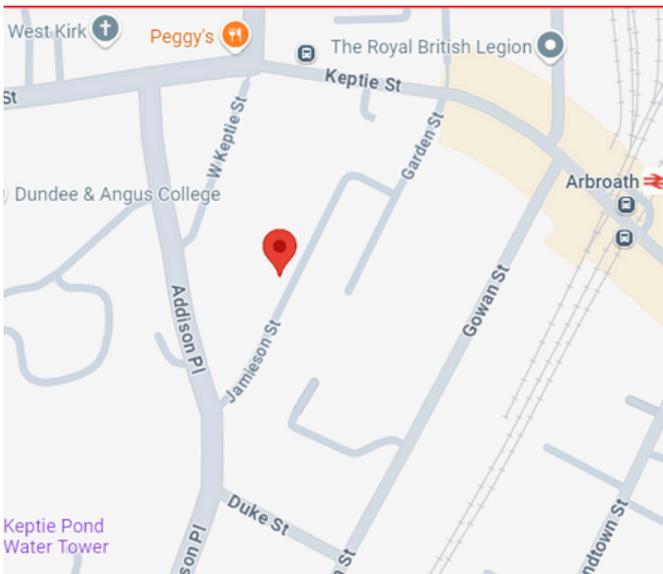
Approx. 11'2 x 9'5. A lovely bright room with a large front-facing window. Attractive decor. CH Radiator.

GARDEN:

To the rear of the property is a fully enclosed garden area which is laid out mainly to mono-block paviors and a small decking area for outside seating, a lawn area and coloured chip stones with flower borders and mature shrubs and bushes. Two stone Outhouses provide ample 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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