

Connelly Yeoman

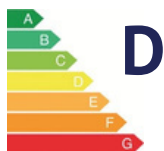


"LYNDHURST"
46 ELLIOT STREET, ARBROATH DD11 3BZ

**STONE-BUILT TRADITIONAL
END TERRACED TOWNHOUSE**



- Set within a very desirable and sought after area of the town, close to central amenities
- A beautifully presented family home of generous proportions retaining many original features
 - Gas Fired Central Heating, Double Glazing and ample storage, large Attic Room
 - Ornamental front garden, delightful enclosed rear garden enjoying a sunny aspect



OFFERS OVER
£240,000

Property Description

Connelly Yeoman Estate Agency are delighted to bring to the market this beautifully presented, stone-built END TERRACED TOWNHOUSE known as "Lyndhurst" and which is situated within a very desirable and sought after residential area of the town of Arbroath, yet within easy reach of most central amenities and services the town has to offer. The property is presented in immaculate order throughout whilst retaining many original and characterful features such as ornate ceiling, centre rose and detailed plasterwork, and has been extended to the rear which offers excellent, adaptable family rooms over two levels and there is also a large attic room ideal as a playroom or conversion with the relevant planning. There are also the benefits of Gas fired central heating, double glazing and ample storage. Externally, the property has an ornamental front garden bounded by wrought iron railings and laid to stone-chips for easy maintenance. The delightful, well laid out, enclosed rear garden is again laid for easy maintenance with a large artificial turf area, patio and a large decking area, all enjoying a sunny, sheltered aspect which is a natural sun-trap. There is also a large Cabin which is ideal for outdoor entertaining. Early viewing of this most attractive and appealing property is highly recommended to fully appreciate.

ACCOMMODATION: VESTIBULE & HALLWAY, SITTING ROOM/SNUG or GROUND FLOOR BEDROOM 4, BREAKFASTING KITCHEN, UTILITY ROOM, SHOWER ROOM, DINING ROOM, LOUNGE:- FIRST FLOOR:- FAMILY BATHROOM, 3 BEDROOMS; ATTIC FLOOR:- ATTIC ROOM

VESTIBULE & HALLWAY: Enter into the property via the original timber front entrance door into the Vestibule, with a double glazed internal door through into the Hallway. There is a large, side-facing window which allows ample natural light into this area.

HALLWAY: A welcoming hallway with staircase leading to the first floor, deep understair storage cupboard. Access from here into the Sitting Room/Snug or 4th Bedroom if required.

SITTING ROOM/SNUG or BEDROOM 4: Approx. 10'5 x 9'9. This room is currently used as a Snug but offers adaptable room usage. There is a large rear-facing window overlooking the rear garden. CH Radiator.

DINING ROOM: Approx. 13'3 x 10'2. A beautifully presented formal dining room, with ample space for formal dining table and chairs and all other furnishings. CH Radiator.

LOUNGE: Approx. 15'2 x 12'6. Another spacious and beautifully presented room, with a large picture window overlooking the front garden. The ornate ceiling cornice and centre rose have been retained, together with an original fireplace which is black with gold detail, slate mantle and concrete black coloured hearth. CH Radiator.

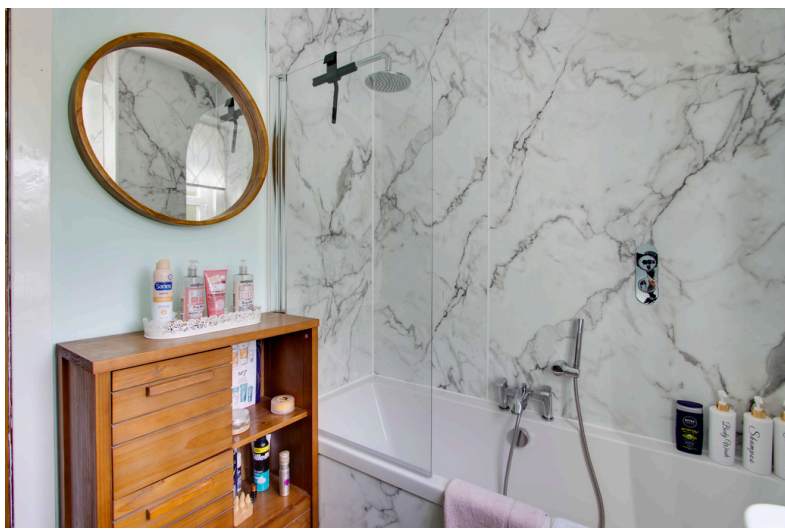


BREAKFASTING KITCHEN: Approx. 13'11 x 11'4. This room forms a rear extension to the property and is again presented in immaculate order, with a feature large Island with a stainless steel sink and drainer and electric sockets, storage below and a wrap round breakfast bar area. Built-in 5 ring Gas Hob and a modern extractor hood above. Marble-effect splashback at the cooker area. Built-in Electric Ovens and Microwave Oven. Tiled flooring. There are two sets of Bi-fold doors which open out onto a superb decked area to the rear of the house. A door from the kitchen leads into the Utility Room.

UTILITY ROOM: Approx. 7'11 X 6'6 with ample space for all kitchen appliances, automatic washing machine, tumble dryer, etc., and the Gas central heating boiler is housed in a cupboard here. Base unit with stainless steel sink and drainer. A double glazed door leads out to the garden. A further door leads through to another addition, the Shower Room.

SHOWER ROOM: Approx. 7'1 x 6. Comprising a two piece white bathroom suite and a large walk-in shower area with wet wall panel finish. large wall mounted chrome towel rail/radiator. Inset ceiling downlights. opaque window.

FIRST FLOOR LANDING: Staircase leading to the lovely first floor landing area, with access to the Family Bathroom and 3 Bedrooms. A small staircase leads off this area up to the top/attic floor.



FAMILY BATHROOM: Approx. 10'8 x 6'4. Comprising a three piece white bathroom suite, with feature Rain head shower over the bath and also further shower attachment on the bath taps. Attractive marble effect wet wall finish at the bath area and around the window. Wall mounted chrome towel rail. The wash-hand basin has a "floating" vanity unit with storage drawers. Large opaque glazed window.

BEDROOM 2: Approx. 13'11 x 11'11. A bright and spacious Bedroom with a large window overlooking the rear of the property. Ceiling cornice and attractive decor, ample space for bedroom furnishings. CH Radiator.

BEDROOM 3: Approx. 9'5 x 8. Another well appointed Bedroom, with a built-in Cabin bed with storage drawers below. CH Radiator. Front facing window.

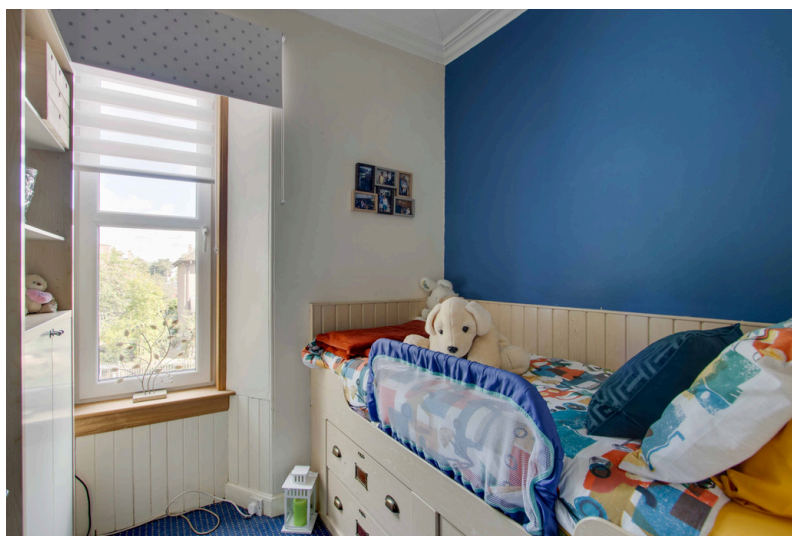
BEDROOM 1: Approx. 14'11 x 12'2. A spacious and beautifully appointed main Bedroom with two large front-facing windows and the original wood panelling at the windows. Original ornate ceiling cornice, detail plasterwork on the ceiling and centre ceiling rose. CH Radiator. There are two sets of large wardrobes which are included in the sale (one of the wardrobes has mirror-fronted doors).



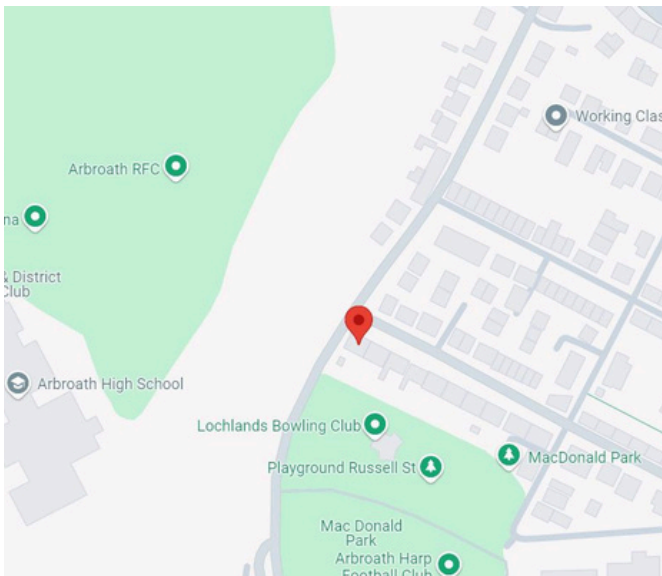
ATTIC FLOOR: Staircase from the first floor leading into the attic space, which has an Attic Room measuring approx. 20'7 x 16'. A large velux window allows ample natural light into this room. Built-in storage together with other items of furniture which are built-in, included in the sale. Wood panelled walls and apex ceiling. Two CH Radiators.

GARDENS: Located in the rear garden is a large Cabin, again beautifully presented, with lots of windows and natural light, power and light, with a bar and TV point. The Cabin measures approx. 13'3 x 7'4.

The rear garden enjoys a sunny, sheltered aspect and has a large area of artificial turf and a patio area at the back. There is a large decked area to the rear of the property. A mutual rear access lane allows for the bins to be put out on the street. A further large Wooden Storage Shed is also included.



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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