

Connelly Yeoman



**51 ROSSIE STREET
ARBROATH DD11 3DE**

**TRADITIONAL STONE-BUILT
SEMI DETACHED VILLA**



- Set within a highly sought after residential area close to central amenities and services
- An exceptionally well presented family home of generous proportions over three levels
 - Gas Fired Central Heating, Double Glazing, many traditional character features
- Easily maintained front garden, delightful enclosed rear garden, Outhouse & Coal Cellar



OFFERS OVER
£240,000

Property Description

This substantial, traditional styled, stone-built SEMI DETACHED VILLA is ideally located in a much sought after residential area of the town, within easy reach of most central amenities and services, including a range of local shops and national supermarkets, the popular and busy West Port area offering a range of bespoke shops and local services, including the main east coast railway station which serves Arbroath. The campus for Angus and Dundee College is within easy walking distance of the property. Good transport and bus routes are also close-by. The property offers generously proportioned, adaptable accommodation over three levels and enjoys the benefits of Gas fired central heating and Double glazing, with many of the traditional, character features of a stone-built property retained. Externally, the front garden is neatly laid out in stone-chip areas, pathways and entrance gates. The delightful rear garden has a Patio area for outdoor entertaining, brick-built storage Outhouse, and a further enclosed garden area all neatly laid out in lawn, stone-chip areas, pathways, flower borders and a further sunny Patio area, drying area, timber shed and coal cellar/shed. Early viewing of this extremely attractive and well presented property is highly recommended to avoid disappointment.

ACCOMMODATION: ENTRANCE VESTIBULE, RECEPTION HALLWAY, LOUNGE, KITCHEN, INNER HALLWAY, DINING ROOM/GROUND FLOOR BEDROOM, STUDY/PLAYROOM/BEDROOM, UTILITY ROOM, SHOWER ROOM; MEZZANINE LEVEL with FAMILY BATHROOM; FIRST FLOOR: MASTER BEDROOM & 2 FURTHER BEDROOMS: TOP FLOOR: BEDROOM 4, FURTHER BEDROOM 5/STUDY.

ENTRANCE VESTIBULE: Approx. 5'10 x 6'10. Enter into the property via the double glazed front entrance door into the Vestibule, which has a built-in cupboard housing the electric meter and fuse box. Glass panelled door with glass side panel leads into the Reception Hallway.

RECEPTION HALLWAY: A spacious and welcoming Hallway, with feature arch which gives access to the staircase leading to the upper floor. CH Radiator. Access into the Lounge

LOUNGE: Approx. 18'4 x 19'8 into the bay window. An extremely well presented main Lounge, with front-facing full bay window. Feature marble fireplace with a tiled hearth incorporating an open fireplace. Ample space for furniture settings. CH Radiator.

KITCHEN: Approx. 15' x 16'2. Spacious kitchen which is fitted with a good range of base and wall mounted units, glass display units with lighting, worktop surfaces incorporating a sink with a mixer tap. Built-in stainless steel Electric Oven, Gas Hob with stainless steel and glass extractor hood above. Integrated Dishwasher, Fridge and Freezer above. Rear-facing window. Access from here into an Inner Hallway, with access through to the Dining Room.

DINING ROOM/GROUND FLOOR BEDROOM: Approx. 13'6 x 19'2 with a rear-facing window. This spacious room is presented as a formal dining room but could be used as a ground floor bedroom. Shelved alcove. Ample space for furnishings. CH Radiator.

STUDY/PLAYROOM/BEDROOM: Approx. 13'6 x 12'2 with a rear-facing window and this room offers adaptable room usage. CH Radiator.

A small set of stair lead down to the garden level, with storage under the stairs.

UTILITY ROOM: Approx. 7'9 x 8'8. Base units incorporating a Belfast sink, plumbing and space for an automatic washing machine, space for tumble dryer and wall units for additional storage. CH Radiator. Side-facing window and external door out to the rear garden.

SHOWER ROOM: Approx. 4'8 x 7'9. Comprising WC., wash-hand basin and a large, double shower cubicle housing an Electric shower. Modern wet wall finish at the shower area. Parador style ceiling with spotlights. Heated towel rail. Extractor fan.



MEZZANINE LEVEL: Split level staircase with the Bathroom located here.

FAMILY BATHROOM: Approx. 8'8 x 8'8. Comprising a vanity unit which incorporates the wash-hand basin and WC, with a mirror and light above. P-shaped bath with an over the bath Electric shower. Modern wet wall finish to the bath and shower area. Bathroom cabinet. Heated towel rail. Parador style lined ceiling with inset spotlights. Extractor fan. Rear-facing opaque glazed window allows and natural ventilation.

FIRST FLOOR LANDING: Staircase to the first floor landing, with a rear-facing window on the staircase. Hallway with access into the Master Bedroom and

MASTER BEDROOM 1: Approx. 15' x 22'2. An extremely spacious main bedroom with ample space for bedroom furnishings, and a lovely front-facing bay window. Built-in double wardrobe with shelving, hanging space and sliding mirror doors. Additional shallow shelved storage cupboard. CH Radiator.

BEDROOM 2: Approx. 14'4 x 13'8. Another spacious double bedroom, with a large rear-facing window. Ample space for bedroom furnishings. CH Radiator.

BEDROOM 3: Approx. 9'2 x 16'9. Spacious third bedroom with a large, front-facing window. Ample space for furnishings. CH Radiator.

TOP/ATTIC FLOOR: Spacious top floor hallway with a banister handrail and a rear-facing Velux window. Access from here into Bedroom 4 and 5.

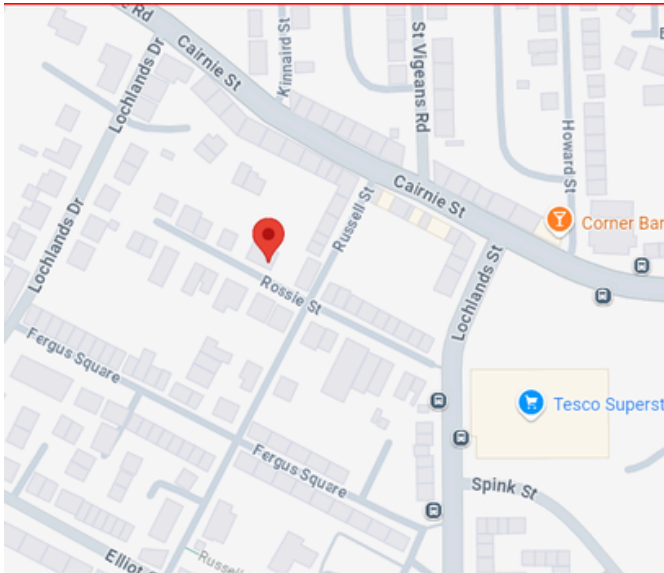
BEDROOM 4: Approx. 15'3 x 15'3. A generously proportioned room, with front-facing window, and offering ample space for furnishings. CH Radiator. From here there is a large, walk-in access area into the eaves for storage and which houses the Gas central heating boiler.

BEDROOM 5/STUDY ROOM: Approx. 9'5 x 11'2. Ideal as a fifth bedroom or study room, with a front-facing Velux window. CH Radiator.

EXTERNALLY: Externally, the front garden is neatly laid out in stone-chip areas, pathways and entrance gates. The rear garden has a Patio area for outdoor entertaining, brick-built storage Outhouse, and a further enclosed garden all neatly laid out in lawn, stone-chip areas, pathways, flower borders and a further sunny Patio area, drying area, timber shed and a coal cellar.



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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