

Connelly Yeoman



**12 STANLEY STREET
ARBROATH, DD11 1HJ**

**MID TERRACED
VILLA**



Key Features

- Modernised and very well presented Mid Terraced Villa
- Located in a popular residential area yet close to centre of town and amenities
- Gas Fired Central Heating and Double Glazing, many original features retained
- Attractive enclosed garden with private car parking space to the rear



OFFERS OVER
£130,000

Property Description

This most impressive, modern and well presented, two bedroom MID TERRACED VILLA is ideally situated within an ideal central location of Arbroath and within easy reach of most central amenities and services. Also of note, the property is located within a short walk to the historic Arbroath Abbey. The property has undergone modernisation and refurbishment by the current owners and offers excellent accommodation over two levels and retains many of the original features including stripped floorboards, complimented by neutral decor and stylish fitments. There are also the benefits of Gas fired central heating (new Combi boiler installed, with retro old fashioned style CH radiators) and Double glazing. Externally, the rear garden is enclosed, with new timber fencing, a large wooden shed and log store. Double gates leads out to the private car parking space and offer off-road car parking if required. There is also a patio and grass area with shrub borders. Overall, this attractive property would suit a variety of buyers and early viewing is high recommended to avoid disappointment.

ACCOMMODATION: ENTRANCE HALLWAY, SHOWER ROOM, OPEN PLAN LOUNGE, DINING & KITCHEN AREA; UPPER FLOOR:- MASTER BEDROOM SUITE WITH EN SUITE SHOWER ROOM, BEDROOM 2.

ENTRANCE HALLWAY: Enter into the property via a double glazed front entrance door into the Hallway, with a built-in cupboard housing the electric meter. Attractive chequered floor tiling as you enter and stripped floorboards. Retro styled CH Radiator. There is a window at the bottom of the staircase. The Shower Room is located off the hallway.

SHOWER ROOM: Approx. 6'2 x 4'6. The shower room has been refurbished and comprises of a Toilet and wash-hand basin. Shower enclosure with a rain head shower and separate shower attachment, attractive marble-effect wet wall finish, which is continued throughout. Display shelving. Large wall mirror with touch lighting on and off. Tiled flooring. Inset ceiling downlighters. Modern wall mounted CH Radiator.



OPEN PLAN LOUNGE, DINING & KITCHEN AREA: Approx. 24'6 x 11'8. A bright and spacious living area, with large windows in the lounge area which overlook the rear garden. Ample space for dining table and chairs. A door in the Lounge leads through into a Utility Area, with ample space for white goods and this area has a large window. There is a double glazed door which leads out into the garden. In the Kitchen area there is a good range of base and wall units in a lovely sky blue hue, wooden worktop surfaces, tiled white brick-effect splashbacks, and white ceramic sink with drainer. Built-in Gas Hob, Oven below and space for a large Fridge/Freezer. A large window allows for ample light into this area.

UPPER FLOOR LANDING: Attractive staircase leading to the upper floor, with a modern jute runner with black edging. At the top landing there is a large window overlooking the Abbey Theatre and an open grassed area. Stripped back floorboards. There are three large built-in storage cupboards. Large access hatch and loft ladder into the attic space, which is floored and the new Combi gas boiler is located in the loft.

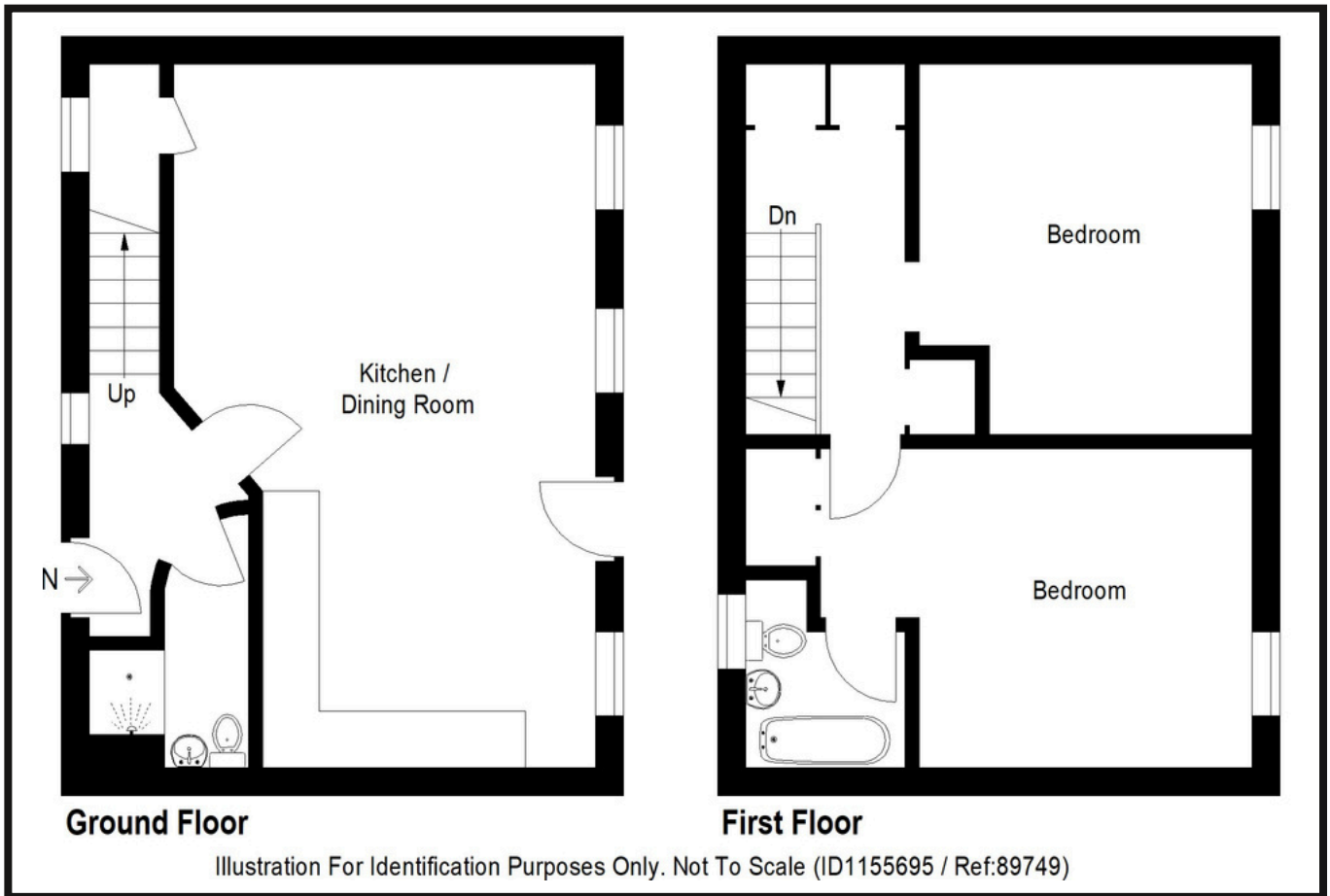
MASTER BEDROOM SUITE: Approx. 14'5 x 13'8. This is a very generously proportioned master bedroom, which is has modern decor and there is a range of built-in wardrobes, with mirrored sliding doors. Large, rear-facing window. Stripped floorboards. Retro old fashion styled CH Radiator. Access into the En Suite Bathroom.

EN SUITE BATHROOM: Approx. 7' x 6'4. The bathroom has been completely refurbished and comprises of a WC., wash-hand basin and a feature free-standing roll top bath. White brick-effect walls to dado height. Mosaic floor tiling with electric under floor heating. Large window allows for natural ventilation. Free-standing large storage cupboard with a full length mirror. Retro styled chrome CH Radiator.

BEDROOM 2: Approx. 10'7 x 10'4. Spacious double bedroom with a rear-facing window. Stripped floorboards. CH Radiator.



Property Professionals



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