

Connelly Yeoman



**15 GEORGE STREET
ARBROATH, DD11 3BU**

MID TERRACED VILLA



- Deceptively spacious, traditional stone-built Mid Terraced Villa
- Ideally located in a sought after area yet close to local shops and amenities
- Gas Fired Central Heating (new boiler), Double Glazing, some remedial works to complete
- Fully enclosed rear garden with ornamental fish pond and Outhouse



OFFERS OVER
£115,000

Property Description

This attractive stone-built traditional styled Mid Terraced Villa is ideally located in a very popular residential area of the town, within easy reach of most amenities and services that the town has to offer. In particular, there is access to a wide variety of local shops (the popular and bespoke shopping area of the West Port is close-by) and there are ample national supermarkets within easy reach, together with access to Angus College campus and close to local primary and secondary schools. The main east coast railway line and bus station hub are also within easy reach of the property. The property offers deceptively spacious accommodation over two levels and benefits from Gas fired central heating (new boiler only a few years ago) and Double Glazing. It should be noted that some internal upgrading works require to be completed, hence the asking price for this property. Externally, to the rear of the property is a large, fully enclosed rear garden, laid out mostly to lawn and a decking area, ornamental fish pond and an Outhouse.

ACCOMMODATION COMPRISING: ENTRANCE VESTIBULE, INNER HALLWAY, GROUND FLOOR BEDROOM 3, SHOWER ROOM, LOUNGE OPEN PLAN TO THE KITCHEN, UTILITY AREA, CONSERVATORY; UPPER FLOOR:- GALLERY LANDING AREA, 2 BEDROOMS.

ENTRANCE VESTIBULE: Double glazed front entrance door into the Vestibule, with an inner door through to the spacious Inner Hallway. Staircase leading to the upper floor.

INNER HALLWAY: With access to a ground floor Bedroom,

BEDROOM 3: Approx. 13'2 x 9'2. A useful ground floor room, ideal as a Bedroom, with a front-facing window. Built-in high level storage with louvre doors. CH Radiator.

A small corridor leads through to a double glazed rear access door.

SHOWER ROOM: Approx. 11'1 x 6'3. Comprising a two piece white bathroom suite and a walk-in shower area. Partial wall tiling and partial wet wall panels at the shower area. Opaque glazed window allows for ample natural light. Chrome wall mounted towel rail. Wood panelled ceiling and ceiling downlights.

LOUNGE AREA: Approx. 13'8 x 11'7. This is a lovely open plan space, open through to the Kitchen area. The Lounge has a front-facing window, a recessed alcove with glass shelving and cupboard below (housing the electric meter). There is an open fire with an oak wood fire surround and cast iron inlay. Ceiling cornice and ceiling rose features. CH Radiator.

KITCHEN AREA: Approx. 14'5 x 12'9. The Kitchen area has fitted base and wall mounted units, oak wood worktop surfaces and a white one and a half sink with drainer. Built-in Gas Hob, Electric Oven and an extractor fan above the Hob. Ample space for further white goods. Feature Island station with fitted storage below and an oak wood surface top. Further built-in storage on the far wall. Storage cupboard housing the Gas boiler and meter. Open to the Utility space.

UTILITY AREA: Approx. 11'7 x 5'3. Worktop surface and sinktop. Rear-facing window to the rear garden. Further built-in storage and space for further white goods. A double glazed door leads through to the Conservatory.



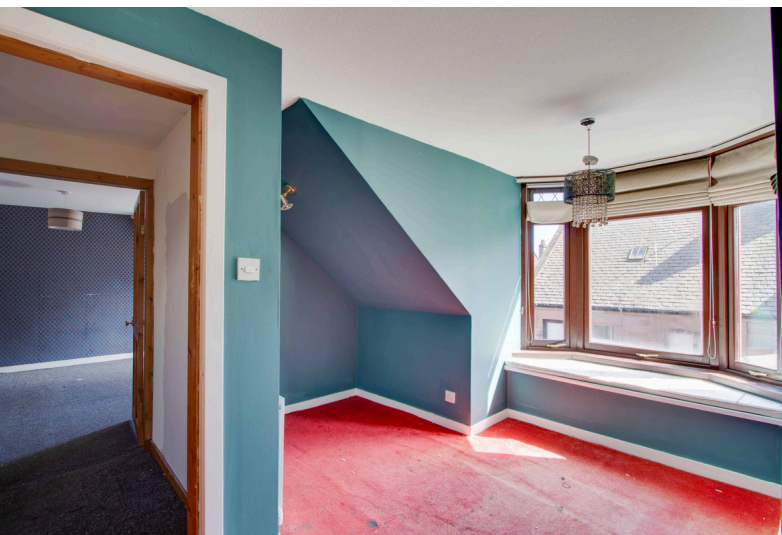
CONSERVATORY: Approx. 9'6 x 9'. A useful additional living space, to the rear of the property, with double glazed windows to the rear garden, tiled flooring and a CH Radiator. NB Further finishing off is required to this room.

UPPER FLOOR GALLERY LANDING AREA: Staircase to the upper floor gallery landing area which has a roof window and a wood balustrade, ideally could be used as a study/home office area. Access to two Bedrooms.

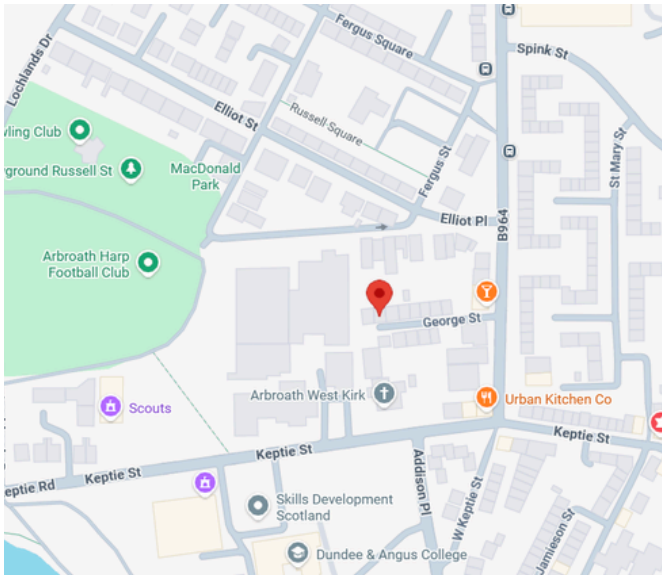
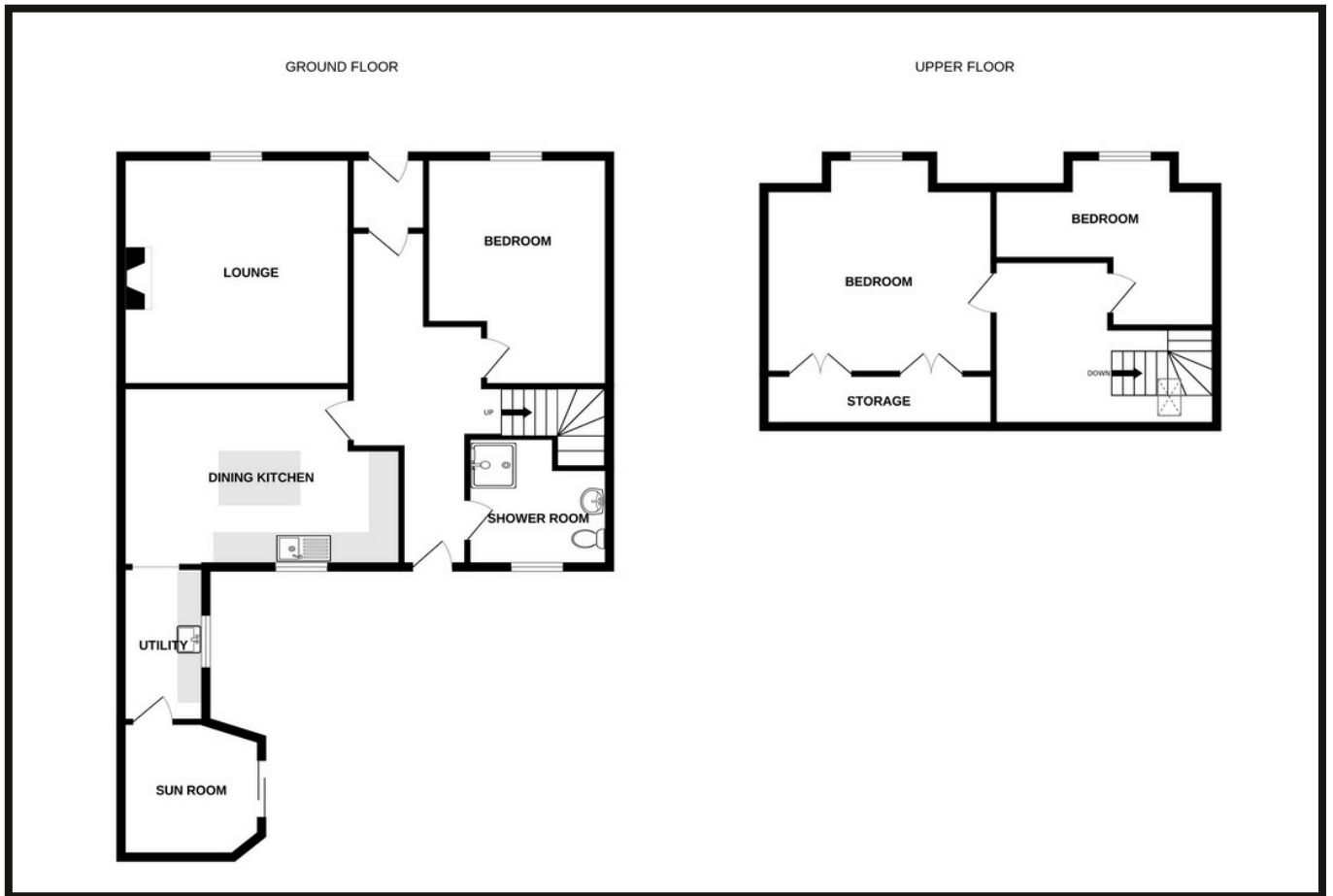
BEDROOM 2: Approx. 12'5 (at longest) x 12'11 (at widest). A bright second Bedroom, with a front-facing bay window with a feature window seat. Coombed or fall-down ceilings. CH Radiator.

BEDROOM 1: Approx. 15'6 x 12'3. This is the main Bedroom, with a front-facing wide bay window and a feature window seat. CH Radiator. There is a large, walk-in wardrobe space (approx. 12'3 x 4'10) with hanging rails and built-in cupboards and shelving, and louvre doors (the Gas central heating boiler is located in this area and will be serviced prior to the sale).

GARDEN: There is a large enclosed rear garden, with boundary walls offering privacy, laid out in lawn and decking area, mature shrubs, trees and bushes. Ornamental fish pond. Outhouse.



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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