



# Ladybridge House, 46 Ladybridge Street

| Arbroath | DD11 1AX

**Thorntons**   
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## Description

Located in the heart of Arbroath this beautifully presented grade 2 listed detached villa is presented to the market in excellent condition and boasts spectacular views over Arbroath Harbour. Well located, the property is within easy reach of the town's main amenities with local shopping, regular bus and rail links and schooling highly accessible. The excellent location and spacious layout creates a desirable family home.





### Description

The accommodation is immediately impressive and formed over three storeys comprising a broad main reception hall with three large double bedrooms off, a useful utility room and luxury bathroom with high quality suite including bathtub and separate walk in shower cubical. Ascending the traditional staircase to the first floor, an impressive lounge boasts dual aspects taking full advantage of the ever changing and always interesting harbour views. The kitchen is fitted with an extensive range of high quality wall and base units, with under cabinet lighting fitted, integrated gas hob and there is ample space for casual dining. A formal dining room provides a further space to entertain with the middle floor also offering an additional double bedroom. The upper floor is currently utilised as a sitting room by the current owners although offers a large and flexible space, a useful WC and additional storage cupboards are located off and complete this excellent family home. Practical specification includes a neutral modern décor, double glazing and gas central heating.

Externally the property is set within a sizeable level plot, laid mainly to lawn with paved patio positioned to enjoy the summer's sun. The property also benefits from off street parking for a number of vehicles on a concrete driveway.

EPC: E

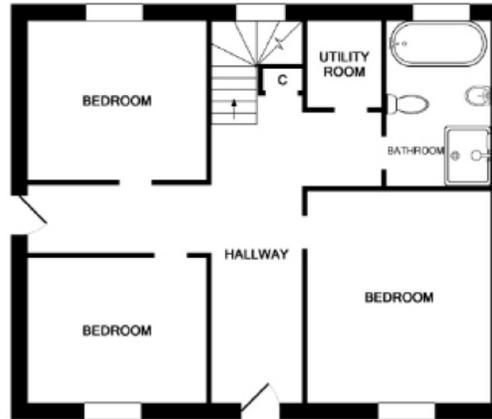




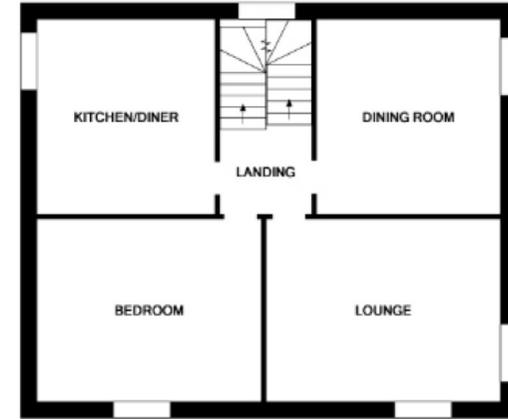




Lounge	19'6 x 15'5	5.94m x 4.70m
Din Room/Bedroom 5	13'6 x 12'5	4.11m x 3.78m
Dining Kitchen	13'6 x 12'5	4.11m x 3.78m
Utility Room	7'9 x 5'2	2.36m x 1.57m
Master Bedroom	17'0 x 15'8	5.18m x 4.78m
Bedroom 2	15'4 x 13'6	4.67m x 4.11m
Bedroom 3	13'5 x 12'6	4.09m x 3.81m
Bedroom 4/Office	13'8 x 10'1	4.17m x 3.07m
Family Bathroom	12'4 x 7'5	3.76m x 2.26m
Sitting/Family Room	24'0 x 14'7	7.32m x 4.45m
Cloakroom w.c.	6'8 x 6'3	2.03m x 1.91m
Attic Study/Store	11'9 x 8'4	3.58m x 2.54m

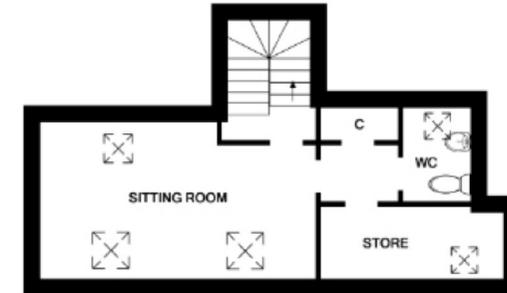


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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