



7 Dalhousie Place

| Arbroath | DD11 2BT

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Description

Immaculately presented semi-detached family home situated within a popular residential area convenient for educational amenities, recreational facilities and public transport.





Description

The property, which has been upgraded to a high standard by the present owners, benefits from double glazing and gas central heating. Accommodation comprises: entrance hall with quality hardwood flooring, door with glazed insert giving access to hallway and study/nursery leading off. Study/nursery with rear facing window and laminate flooring. Hallway with stairs leading to upper floor and storage cupboard below. Bright, attractive lounge with front facing bay window overlooking garden, quality laminate flooring, ornate cornice and ceiling rose, feature fireplace incorporating open fire and ample space for occasional furniture. Family room with french doors giving access to front garden, feature fireplace incorporating multi-fuel stove, ornate cornice and ceiling rose, shelved wall press, sliding glass doors leading to dining kitchen and ample space for occasional furniture. Dining kitchen fitted with quality wall mounted and base units, contrasting work surfaces incorporating stainless steel sink unit and drainer, integral appliances include dishwasher, washing machine, fridge, microwave, oven, hob and cooker hood, feature blackboard wall, two rear facing windows, glazed door leading to garden, access utility room and ample space for breakfasting table. Utility room fitted with both wall mounted and base units, contrasting work surfaces incorporating stainless steel sink unit and drainer, and stable door leading to garden. Cloaks WC fitted with two piece white suite comprising WC and wash hand basin.

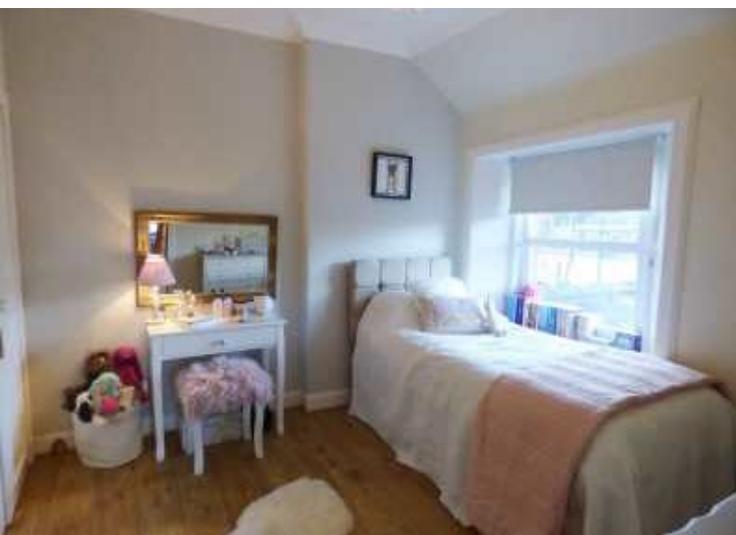


Upper hall with feature stained glass window on halfway landing. Bedroom one is located to the front of the property and benefits from both side and front facing windows and freestanding wardrobes, which may be purchased by separate negotiation. Bedroom two is also located to the front of the property with window overlooking garden and triple mirror fronted wardrobe. Bedroom three is located to the rear of the property with window and double fitted wardrobe. Family bathroom fitted with three piece white suite comprising WC, wash hand basin and roll top bath. Separate shower cubicle, hatch giving access to attic space and side facing window.

Externally there is a driveway with parking for several vehicles, single garage, which has been adapted by the present owners to include an arts and craft room. Garden grounds to the front and rear, the front benefitting from a south facing lawn, raised patio area and childrens playhouse which may be available by separate negotiation. To the rear of the property there is a raised decking area and a wide variety of plants and shrubs.

Viewing is highly recommended to appreciate this stunning family home. EPC - D







Lounge	17'7 x 16'4	5.36m x 4.98m
Family Room	17'4 x 12'9	5.28m x 3.89m
Dining Kitchen	24'4 x 9'1	7.42m x 2.77m
Utility Room	8'10 x 7'2	2.69m x 2.18m
Bedroom	14'2 x 14'1	4.32m x 4.29m
Bedroom	13'9 x 11'4	4.19m x 3.45m
Bedroom	10'4 x 9'11	3.15m x 3.02m
Study/Nursery	8'8 x 6'9	2.64m x 2.06m
Family Bathroom	9'10 x 7'1	3.00m x 2.16m
Cloaks WC	7'2 x 2'9 (At Widest Point)	2.18m x 0.84m (At Widest Point)



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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