



45 Dishlandtown Street

| Arbroath | DD11 1QU

**Thorntons**   
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# 45 Dishlandtown Street

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## Description

A rare opportunity to the market, this locally admired red sandstone semi - villa has seen significant investment and refurbishment in recent times and now enjoys a contemporary finish with beautiful retained period features throughout. Positioned within the heart of Arbroath, the property lies within easy reach of the town centre where local shopping, public transport links and schooling facilities can be found.



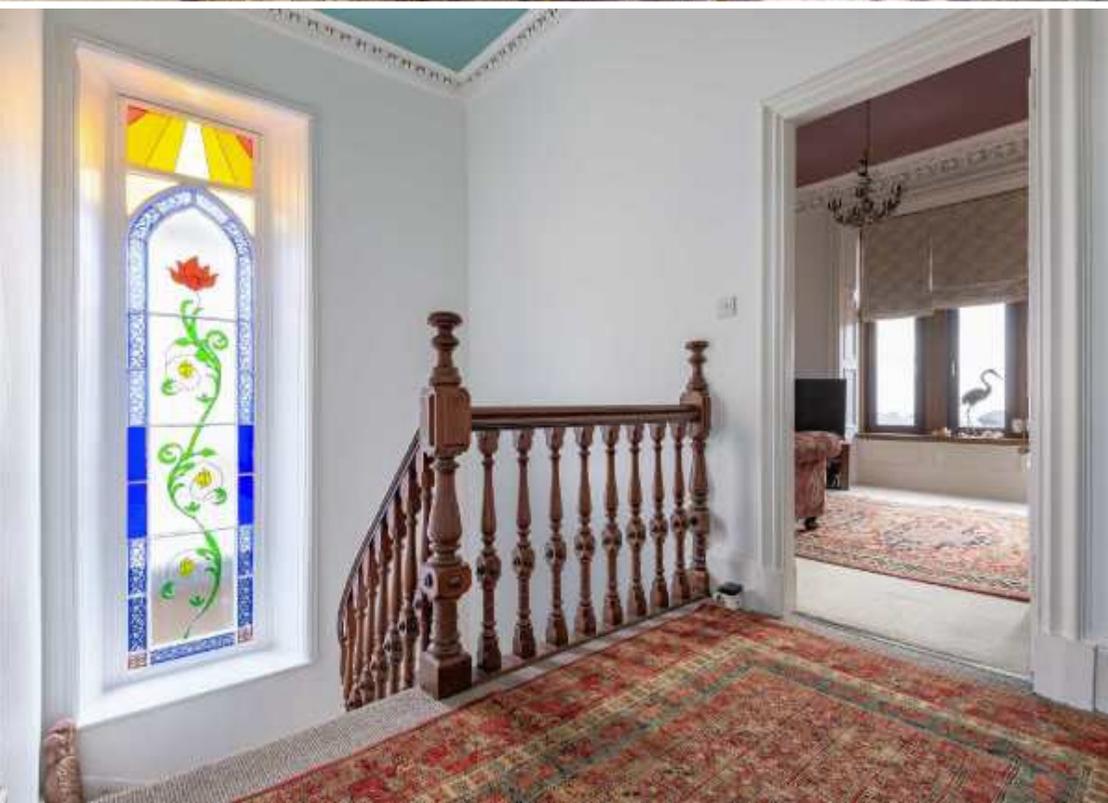


### Description

Accommodation is generous in scale and proportion with accommodation formed over three storeys comprising entrance hallway, recently upgraded family bathroom fitted with attractive tiling and shower over bath, beautiful front facing dining room which retains a host of period features including decorative cornice, ceiling rose and in-built cabinets. A deep bay window provides ample natural light. To the rear of the property a contemporary grey kitchen with contrasting solid oak work surfaces is set open plan to a casual sitting/dining area. Ascending the staircase to the first floor, past an impressive stain glass window a further three rooms are located. The current owners take full advantage of the impressive elevated sea views utilising the front room as a lounge although this would also make a large master bedroom. Two further guest rooms are provided with one enjoying en-suite shower facilities. There is a floored attic with two separate rooms accessed via a hallway with two storage cupboards off. Attic room one has two storage cupboards and broad sky light window. Attic room two has a south facing window with sea views. Practical benefits include double glazing and a modern gas central heating system.

Externally the property is set within well tended garden grounds to the front and rear. The rear gardens are laid mainly to lawn with paved seating area. A useful storage shed/work shop and summerhouse are included. Off street parking is provided on a gravel driveway to the gable of the property.

EPC: E









|                     |              |               |
|---------------------|--------------|---------------|
| Entrance Vestibule  | 5'1 x 5'0    | 1.55m x 1.52m |
| Dining Room         | 14'9 x 13'4  | 4.50m x 4.06m |
| Kitchen/Living Room | 18'8 x 11'8  | 5.69m x 3.56m |
| Upper Lounge/ Bed 1 | 14'10 x 13'4 | 4.52m x 4.06m |
| Bedroom 2           | 9'9 x 8'8    | 2.97m x 2.64m |
| En-Suite            | 4'6 x 4'1    | 1.37m x 1.24m |
| Bedroom 3           | 11'11 x 11'1 | 3.63m x 3.38m |
| Family Bathroom     | 8'4 x 6'6    | 2.54m x 1.98m |
| Attic Hallway       | 9'7 x 6'9    | 2.92m x 2.06m |
| Attic Room 1        | 17'11 x 11'7 | 5.46m x 3.53m |
| Attic Room 2        | 13'6 x 13'4  | 4.11m x 4.06m |



GROUND FLOOR

Whilst every effort 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 for 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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1ST FLOOR



ATTIC FLOOR