



15 King Street, Inverbervie, Angus, DD10 0RQ

Highly desirable four bedroom terraced villa situated within the popular town of Inverbervie offering a wide-range of local services including education amenities, public transport and shopping facilities.

This property offers features that are not found in more recent builds. The sweeping staircase to the first floor immediately promises something unique. Throughout the first floor accommodation the rooms benefit from high ceilings which provide a light and airy feel. The dining room includes carefully preserved ceiling rose, cornices and picture rail. The two double bedrooms on the upper floor are generous in size. Once inside the property it is deceptively spacious and has been well maintained.

The property, which offers living accommodation over three levels, benefits from triple glazing, double glazing and gas central heating which is operated by the 'Hive' system. Accommodation comprises entrance vestibule with access to both rear hall and glazed door giving access to staircase leading to first floor landing. Rear hall with wall mounted display shelving, double storage cupboard with sliding doors and glazed door leading to utility room. Utility room is fitted with base units, contrasting work surfaces incorporating stainless steel sink unit and drainer, plumbing for automatic washing machine, space for tumble dryer, rear facing window, door leading to garden and access to both shower room and sun lounge. Shower room is fitted with two piece white suite comprising WC, wash hand basin, separate shower cubicle and heated towel rail. Bright attractive sun lounge which is presently utilised as an office and provides front and side facing double glazed windows incorporating patio doors leading to garden and ample space for occasional furniture.

First floor landing with decorative window on half way landing, stairs leading to upper floor, feature wall recess with storage below and storage cupboard. Bright attractive lounge with two front facing triple glazed windows, feature archway, tiled fireplace and ample space for occasional furniture. Well appointed dining room with feature fireplace incorporating living flame gas fire, ornate cornice and ceiling rose, front facing window and ample space for dining suite. Quality fitted dining kitchen with a wide range wall mounted and base units, contrasting work surfaces incorporating sink unit and drainer, oven, hob, extractor, rear facing window overlooking garden, additional side facing window, underfloor heating, ample space for dining table, two shelved storage cupboards, integral dishwasher and door giving access to staircase which leads to cellar providing ample storage space with door leading to garden. Bedroom with rear facing window, feature wall recess with storage below, fitted wardrobe with matching vanity table. Family bathroom fitted with three piece suite comprising WC, wash hand basin and jacuzzi bath, storage cupboard housing hot water tank and rear facing window.

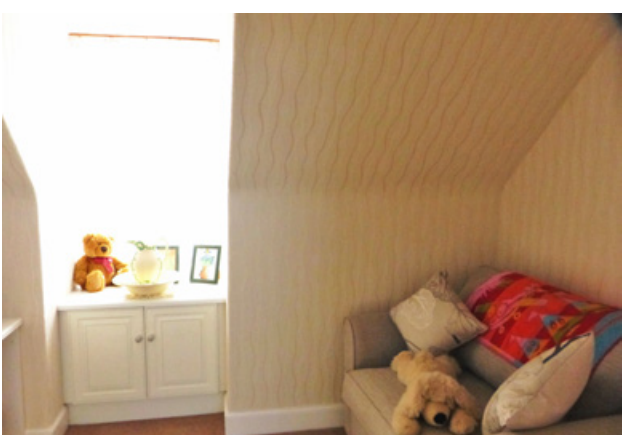
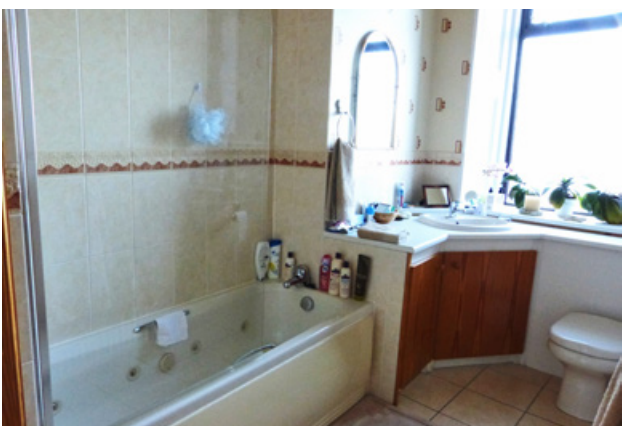
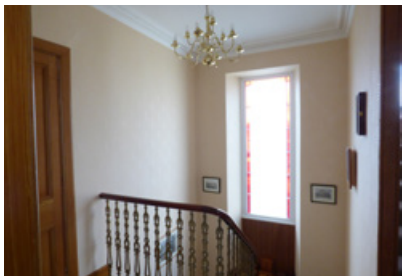
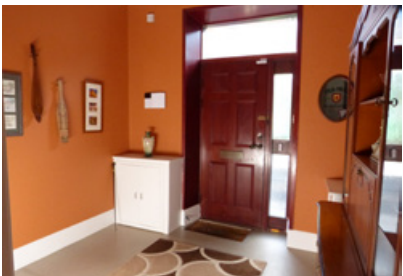
Upper hall with storage cupboard and velux window. Bedroom two is located to the front of the property and benefits from sea views via bay window and wall to wall mirror fronted wardrobes. Bedroom three is a single bedroom with front facing window providing sea views and fitted wardrobe with matching vanity unit. Bedroom four with front facing bay window and wall to wall mirror fronted wardrobes.

Externally there is a mature well-stocked enclosed walled garden to the rear of the property incorporating a wide variety of trees, plants, shrubs, lawn and patio area. This offers a secluded place to enjoy. Viewing is highly recommended to appreciate this unique family home.

- Highly Desirable 4 Bedroom Terraced Villa
- Spacious Accommodation Over 3 Levels
- Ideal Location with Excellent Range of Local Services
- Entrance Vestibule
- Hall
- Lounge
- Dining Kitchen
- Utility Room
- Dining Room
- Sun Lounge
- 4 Bedrooms
- Family Bathroom
- Shower Room
- Double Glazing
- Gas Central Heating
- Enclosed Mature Gardens
- Viewing Highly Recommended
- EPC Rating D



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## Room Dimensions

Entrance Vestibule	10'6 x 9'6	(3.20m x 2.90m)
Lounge	22'10 x 11'0	(6.96m x 3.35m)
Dining Kitchen	11'7 x 11'3	(3.53m x 3.43m)
Dining Room	15'4 x 14'6	(4.67m x 4.42m)
Utility Room	15'3 x 8'7	(4.65m x 2.62m)
Sun Lounge	15'4 x 9'3	(4.67m x 2.82m)
Bedroom	15'1 x 14'9	(4.60m x 4.50m)
Bedroom	15'5 x 12'5	(4.70m x 3.78m)
Bedroom	10'2 x 6'6	(3.10m x 1.98m)
Bedroom	14'7 x 7'11	(4.45m x 2.41m)
Family Bathroom	11'3 x 6'3	(3.43m x 1.91m)
Shower Room	6'9 x 2'6	(2.06m x 0.76m)



Illustrative only. Not to scale.



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Note: While Thorntons make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.

Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.

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