



24 John Street, Arbroath
Offers in the region of £200,000

Large house must be viewed to appreciate the space!
Home Report Valuation - £200,000

This property has an amazing past history, and amazing space internally!

The property was once known as John Street Hall, (The Village Hall). In it, Sir Harry Lauder took to the stage at the age of 12 in talent contests and was later presented the Abyssinian Gold Watch on the same stage, in recognition of his talent and marked the beginning of his show business career and ultimately super stardom. Over the years it has been the Village Hall, Arbroath Dance Academy and accommodated everything from religious to political radicalism, to carpet bowls! Being the centre of Arbroath's artistic quarters and on at least two occasions the founder of the Salvation Army (General William Booth) spoke in the hall. It also has clear links to the Arbroath Fishing Industry as a meeting place and ultimately a Fishing Store in the 1920's. It was converted into residential accommodation about 5 years ago and re-roofed 9 years ago. The central hall is used as a large spacious living area, retaining many features including timber from Dundee Harbour. This is a large, fun, family home but could easily be used as a business area with accommodation links to Sir Harry Lauder and The Arbroath Fishing Industry and its close proximity to the harbour. Its uses will only be limited by the purchasers imagination.

There is no garden but there is a shared courtyard with drying area. Please see also general details. All in all a large apartment with lots of character and space. Must be viewed to appreciate the space and opportunities available.

The property consists of Vestibule, Hall, Open Plan Lounge/Dining Room/Kitchen, 5 Bedrooms, Bathroom, Shower Room, Workshop, Large Store Room.



Vestibule 1.43 x 1.33 (4'8" x 4'4")

Entered by solid wood door with a stone floor and then a double wood and glazed door entering onto the stairs.

Stairway 1.25 x 5.85 (4'1" x 19'2")

Stone staircase with wooden hand rails, velux window allowing in natural light, wood and glazed door leading into the Hall.

Study/Bedroom 3.57 x 2.30 (11'9" x 7'7")

This room is currently being used as a Study, however it is large enough for a Bedroom, south facing window, laminate wood floor, radiator.

Bathroom 4.60 x 2.28 (15'1" x 7'6")

A spacious bathroom with south facing window. It has a 3 piece suite consisting of corner bath with Triton electric shower over it, pedestal wash hand basin and WC, hatch to attic, vinyl flooring, radiator, plumbing for under floor heating, but not connected.

Open Plan Lounge, Dining Room and Kitchen 10.4 x 16.36 (34'1" x 53'8")

This is an amazing room with 6 very large hardwood sash and case windows, 3 facing north and 3 facing south making this a lovely bright room with an exceptionally high ceiling. The windows have deep ledges that would make ideal window seats. An under-stairs cupboard with large storage area has a hobbit style door. There is a brick fireplace with reclaimed wood mantelpiece and log burner fire, which throws out the heat, set on a tiled hearth. At the opposite end to the kitchen, there is a feature with reclaimed wood from Dundee Harbour. Also in this room, there is a double door cupboard housing the central heating system, carpet flooring, ample room for both lounge and dining furniture. The kitchen has ample wall and base units with stainless steel drawers and laminate worktops. There is a ceramic double sink with mixer tap, integrated under counter fridge,





integrated electric fan assisted oven, a large centre island which has an inset 5 burner gas hob with laminate worktops and cupboards and drawers underneath. The flooring in the kitchen is painted caber board. There is a window seat in the kitchen. This is a modern trendy

Bedroom 2 4.12 x 4.05 (13'6" x 13'3")

Large double room with north facing window, laminate wood flooring, radiator, ample room for free standing furniture.

Hallway 1.79 x 5.98 (5'10" x 19'7")

This hallway which has a varnished plywood flooring has rooms off and a wood and decorative glazed door leading out onto a small balcony. There is an under stair storage cupboard and a stair leading to upper floor.

Listening Room 3.94 x 3.90 (12'11" x 12'10")

A pleasant room with an opaque window facing south, a wood and decorative glazed door with hanging and storage space inside, laminate wood flooring. This room could be used as a bedroom or family or TV room.

Upper Landing 2.97x 6.0 (9'9" x 19'8")

The landing has a velux window allowing in natural light, a decorative wrought iron balustrade with wood top, carpet flooring, downlights, master bedroom and shower room are on this landing.

Master Bedroom 4.81 x 4.08 (15'9" x 13'5")

Another large double room with north facing window with ornamental wrought iron balustrade with wood top in front, walk in storage cupboard measuring 2.92 x 0.87, carpet flooring.

Shower Room 2.93 x 2.23 (9'7" x 7'4")

There is a three piece suite consisting of corner shower cubicle with Triton electric shower, pedestal wash hand basin with Triton electric hand shower and WC, partly tiled, carpet flooring, electric heater, a



window facing north allows natural light and it also has a decorative wrought iron balustrade with wood top.

Bedroom 3/Sitting Room 2.91 x 8.13 (9'7" x 26'8")

This room is ideal for a bedroom with sitting room, it has a north facing window and a decorative circular window. The large window has a decorative wrought iron balustrade with wood top, radiator, laminate wood floor, hatch to attic. This room was previously the minstrel gallery.

External Workshop 5.08 x 3.30 (16'8" x 10'10")

The workshop is entered from street level by a solid wood door, it also has a store room measuring 2.54 x 1.27. It has water and power, ideally this could be made into a garage.

External Store 1.39 x 2.43 (4'7" x 8'0")

This store is currently used as storage space.

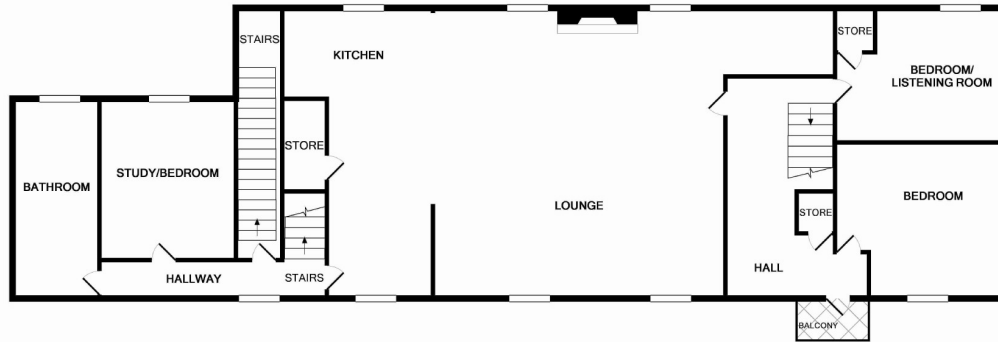
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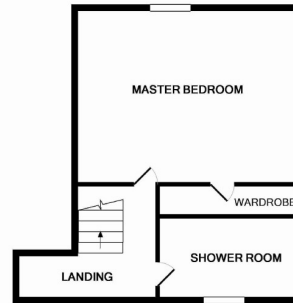
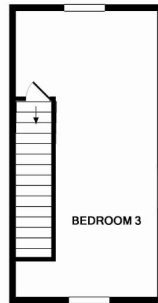


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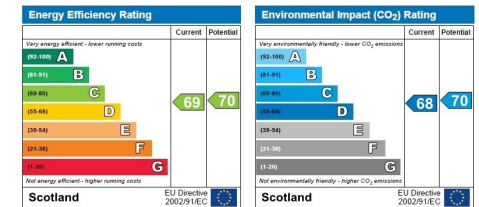
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