

1 HILL TERRACE

Arbroath, Angus, DD11 1AH



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WELCOME TO 1 HILL TERRACE

Enjoying sea views and a central address in desirable Arbroath, this handsome detached villa represents a sizeable period home with five double bedrooms, two shower rooms, and multiple versatile living areas, accompanied externally by a south-facing mature garden, a private driveway, and an attached single garage.



GENERAL FEATURES

- Elevated sea views from the front
- Close to the town centre & train station
- Substantial detached Victorian villa
- Opportunities for upgrading
- EPC Rating - E

ACCOMMODATION FEATURES

- Front & rear porches
- Reception hall with WC
- Dual-aspect living room
- Family room/home office
- Sunny dining kitchen
- Five double bedrooms (2 with storage)
- Principal en-suite wet room
- Family shower room
- Utility room with store
- Gas central heating
- Full double glazing (except rear extension)

EXTERNAL FEATURES

- Established south-facing garden
- Workshop, store, and artist's studio
- Attached single garage
- Private driveway



CONTENTS

- 04 FLOORPLAN
- 07 SUBSTANTIAL PERIOD HOME
Desirable location with sea views
- 08 THE RECEPTION HALL
An enticing introduction to the proportions and character on offer
- 11 MULTIPLE LIVING AREAS
Meeting the demands of family life
- 15 GENEROUS SLEEPING AREAS
Potential to create further living space
- 21 GARDENS & PARKING
A charming garden & plentiful private parking
- 24 ARBROATH, ANGUS
A former royal burgh and the largest town in Angus





DESIRABLE LOCATION

WITH SEA VIEWS

Situated in the historic coastal town of Arbroath, with an elevated position offering sea views, this impressive stone-built detached villa promises all the grandeur and elegance expected of a Victorian home. The expansive traditional interiors allow versatility for family needs, with five double bedrooms, two shower rooms, and multiple living spaces. An enchanting south-facing garden and ample private parking complete this desirable proposition, located within easy walking distance of town centre amenities.



THE RECEPTION HALL

Welcoming you into the home is a reception hall, reached via practical porches at the front and rear, and housing a handy WC cloakroom. This airy entrance area, with ornate decorative plasterwork, provides an enticing introduction to the proportions and character on offer.





MULTIPLE LIVING AREAS

Immediately on your left lies a spacious living room, adorned with elegant cornicing and enjoying a gas coal-effect and dual-aspect windows capturing sea views. Also accessed from the hall are a further reception area, ideal as a family room or home office, and a southerly-facing kitchen fitted around a central dining area.



MEETING THE DEMANDS OF FAMILY LIFE

The classically-styled kitchen features a good selection of wood-toned cabinetry and illuminated countertops, paired with an integrated hob, an extractor, and a double oven, and space and plumbing for freestanding goods. Located across the hall is a large utility room adjoined by a store.



GENEROUS

SLEEPING AREAS

Completing the ground floor is the principal bedroom benefiting from sea views and the convenience of an en-suite wet room. The remaining four double bedrooms are located on the first floor, reached via an airy landing and a staircase lit by a feature window with stained-glass detailing.





THE LARGEST FRONT-FACING
BEDROOM, WOULD MAKE A LOVELY
ADDITIONAL SITTING AREA FROM
WHICH TO ENJOY THE PROPERTY'S
WONDERFUL SEA VIEWS...

The two garden-facing bedrooms benefit from a sunny aspect and deep store cupboards, whilst the largest front-facing bedroom, with a dual-aspect outlook including a wide bay window, would make a lovely additional sitting area from which to enjoy the property's wonderful sea views. All bedrooms retain classic period features and those on the first floor are served by a large family shower room with a coastal outlook.



THE FIRST-FLOOR BEDROOMS ARE SERVED BY A LARGE FAMILY SHOWER ROOM WITH A COASTAL OUTLOOK AND THE PRINCIPAL BEDROOM HAS THE CONVENIENCE OF AN EN-SUITE WET ROOM...





A CHARMING

SOUTH-FACING GARDEN AND PLENTIFUL PRIVATE PARKING



Outside, to the rear, the generous walled garden is south-facing and attractively landscaped with manicured lawns, paved seating areas, and abundant planting of shrubs, fruit trees, and berry bushes. Providing external storage is a garden store and a workshop with light and power, whilst an artist's studio with a sink and a power supply also features. Finally, an attached single garage and a private driveway can accommodate multiple vehicles.

ATTRACTIVELY LANDSCAPED
WITH MANICURED LAWNS, PAVED
SEATING AREAS, AND ABUNDANT
PLANTING OF SHRUBS, FRUIT
TREES, AND BERRY BUSHES...



ARBROATH, ANGUS

AN ATTRACTIVE LOCATION FOR BOTH
TOURISTS AND RESIDENTS ALIKE

A former royal burgh and the largest town in Angus, the coastal town of Arbroath is home to the famous Arbroath Abbey, where the Declaration of Arbroath was signed in 1320, and the Bell Rock Lighthouse, Britain's oldest offshore lighthouse. The town's rich history and picturesque setting make it an attractive location for both tourists and residents alike. A wealth of amenities can be found in Arbroath, from independent retailers, boutiques, coffee shops, cafes, hairdressers, barbers and beauty salons, to High Street stores, family-friendly restaurants, takeaways, and bars, and several large supermarkets. The town is also home to essentials such as a medical centre, pharmacies, dentists and a Post Office.



Lovers of the outdoors are spoilt for choice in Arbroath, with the picturesque seafront on the doorstep, as well as a number of scenic parks, including Victoria Park, with paths leading out to the cliffs, boasting stunning views over the North Sea and as far as The Bell Rock Lighthouse on the horizon. Golfers have a choice of two courses: Arbroath Golf Links and Letham Grange Golf Club. For those who prefer keeping fit indoors, there are several gyms in the town offering swimming facilities, fitness classes, well-stocked gyms and sports pitches. Schooling is well-catered for in the town with several primary schools and High Schools, as well as Dundee & Angus College. Arbroath is very well connected to the rest of the county and further afield with its own train station, excellent bus links, and nearby major road links. Rail services include the London sleeper service, and there are three airports within driving distance: Dundee (19 miles), Dyce (55 miles), and Edinburgh (69 miles).



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