

Connelly & Yeoman

Solicitors & Estate Agents

4 GOWAN PLACE, ARBROATH DD11 5DU



OFFERS OVER £210,000

This immensely appealing **SEMI DETACHED VILLA** affords splendid deceptively spacious adaptable family accommodation on two levels, occupying an enviable position within a small select and very pleasant residential area. The stylish home is conveniently situated for Schools, Recreational Facilities, Shops and Transport Services. The property is in immaculate order and the decoration by the existing owners is of an exceptionally high standard with many additional attractive features, including a superb high quality luxury Kitchen, modern Shower Room stunning new Bathroom & a charming Garden Room. There are the benefits of Gas Central Heating & Double Glazing. An easily maintained front garden is laid out neatly in assorted shrubs, bushes and flowers with a long coloured granite chipped driveway and parking area, that has adequate space for parking several vehicles, leads to the house. To the rear is a stunning large secluded well stocked mature rear garden that is laid out meticulously in lawn, beautiful assorted trees, shrubs, bushes, flowers with a pergola leading through to a quaint sunken garden. In addition, there is charming sun terrace and two lovely raised decked areas. A shed, greenhouse and substantial workshop, that was previously used as a garage, are included. Outside tap connection. External lighting.

ACCOMMODATION

Ground Floor: Entrance Vestibule, Hallway, Lounge, Kitchen, Garden Room, Family/Dining Room, 1 Double Bedroom, Shower Room. **Upper Floor:** 2 Double Bedrooms & Bathroom.



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**ENTRANCE
VESTIBULE:**

Red tiled step. Enter through attractive double glazed front entrance door. Meter cupboard.

**RECEPTION
HALLWAY:**

Entered through a white hardwood and opaque glazed door leading into the spacious welcoming Spotlight cluster. L-Shaped hallway Two storage cupboards. Karndean Flooring.

LOUNGE:

Approx. 13' 5" x 13' 2". A white hardwood and opaque glazed door leads into a particularly charming bright and airy room of generous proportions that has tasteful decor. Large front facing windows. Modern wall mounted recessed coal effect gas fire. Corniced Ceiling. Ornate ceiling rose. Fitted bookcase with shelving.

KITCHEN:

Approx. 14' 3" x 10' 7". A white split pane glazed door leads into the splendid freshly decorated, new luxury kitchen with side facing window. Fitted with high quality base and wall mounted units in a Cream high gloss finish. Chrome coloured accessories. Pull out larder units and carousels. Ample worktop surfaces in a wooden effect finish. White coloured sinktop with mixer tap. Contrasting burgundy coloured wet wall splashbacks. Incorporating Gas hob with stainless steel extractor over. Glass splashback. Double electric oven. Integrated washing machine and dishwasher. All white goods are Bosch. Tall white radiator. Corniced ceiling. A french glazed door leads through to the Garden Room.

GARDEN ROOM:

Approx. 13' 6" x 11'. This is a most appealing glazed conservatory that has an enviable outlook over the garden. Sliding doors lead to the deckings and garden. Wooden panelled walls. Radiator. Tinted glazed roof. Laminate Flooring.

SHOWER ROOM:

Approx. 6' 6" x 5' 6". A stunning Shower Room with white w.c. with concealed cistern & substantial fitted vanity unit in a white high gloss finish and top in a wooden effect finish. Chrome coloured accessories. Incorporating white round bowl hand basin. Separate curved shower enclosure with attractive wet wall covering. Bathroom accessories. Downlighters. Heated towel rail. Window.

BEDROOM 1:

Approx. 10' 6" x 10'. An extremely attractive well proportioned double bedroom that has a window with a pleasing outlook towards the rear garden.

**FAMILY/DINING
ROOM:**

Approx. 12' 2" x 10' 5". A white opaque glazed door leads into a very charming, tastefully decorated room, that is currently being utilised as a dining room, but would make an ideal Family Room. Front facing windows. An attractive stairway leading to upper floor.

UPPER FLOOR:

LANDING:

With a velux roof window that allows additional light to flow in. Cupboard with access to eaves space.

FAMILY BATHROOM:

Approx. 8' 3" x 6' 10". An opaque glazed door leads into the outstanding family bathroom with new three piece white suite including a shower bath. Shower unit over the bath with screen. Fitted vanity unit in a white high gloss finish. Chrome coloured accessories, incorporating the oblong shaped wash hand basin and wooden effect top. Additional co-ordinating store unit. Beautiful matching wet wall covering complements the suite. Window. Wall mounted chrome coloured towel radiator. Bathroom accessories.

BEDROOM 2:

Approx. 13' 7" x 12' 7". A highly impressive excellently sized double bedroom that has been decorated to a high standard Useful wardrobe/storage cupboards, one of which houses the combi boiler. A large window has an outlook towards the front of the property. Additional side facing window.

BEDROOM 3:

Approx. 12' 2" x 10' 4". This is an extremely attractive generously proportioned double bedroom with a front facing window. Useful wardrobes/store cupboards, one of which has access to eaves space. Laminate flooring.

HEATING:

Gas Central Heating.

FEATURES:

Double Glazed Windows.

OUTSIDE:

An easily maintained front garden is laid out neatly in assorted shrubs, bushes and flowers with a long coloured granite chipped driveway and parking area, that has adequate space for parking several vehicles, leads to the house To the rear is a stunning large secluded well stocked mature rear garden that is laid out meticulously in lawn, beautiful assorted trees, shrubs, bushes, flowers with a pergola leading through to a quaint sunken garden. In addition, there is charming sun terrace and two lovely raised decked areas. A shed, greenhouse and substantial workshop, that was previously used as a garage, are included Outside tap connection. External lighting.

LOCATION:

Travelling up High Street continue into Seaton Road and Gowan Place is on the right hand side. Number 4 is the last property on the left hand side.

HOME REPORT:

For further information relating to the condition of the property, viewing the Home Report is recommended.

E.P.C. Rating:

D

VIEWING:

By arrangements with Connelly & Yeoman.



















