

Connelly  *Yeoman*
Solicitors & *Estate Agents*

**1 MARYWELL GARDENS, MARYWELL,
NEAR ARBROATH, DD11 5RR**



OFFERS AROUND £210,000

This most appealing, recently built **SUPERIOR DETACHED BUNGALOW** is set in a small new select development, ideally situated within the popular village of Marywell which lies within easy reach of Arbroath. The subjects have been completed and finished to a magnificent high quality specification. This superb deceptively spacious property, which is on one floor, offers a spacious stylish interior providing a blend of traditional and contemporary finishes, including a splendid well-appointed luxurious Kitchen, Bathroom & Shower Room. A large floored loft is suitable to create additional accommodation, subject to the appropriate Local Authority Consents. There are the benefits of Oil Central Heating, Double Glazed Windows, "Oak" interior doors, surrounds and finishings. A coloured monoblock driveway, that has adequate space for several vehicles, leads to a Garage. Neat gardens are laid out in lawn with paving stones. External lighting. Viewing this home internally is absolutely essential to fully appreciate.



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ACCOMMODATION

Vestibule, Reception Hallway, W.C./Clks, Lounge, Kitchen & Dining Area, Utility Room, Dining/Family Room, Family Bathroom, Master Bedroom, En Suite Shower Room, 2 Further Bedrooms.



LOCATION

Travelling from Arbroath towards Montrose on the A92 you come to the Village of Marywell. Marywell Gardens is situated on the right hand side. Turn right into the cul de sac and number 1 is located in the top left hand corner.

VESTIBULE:

Approx. 6' 4" x 5'. Enter through substantial front entrance door with coloured leaded glass and side screen leads into the Vestibule. Corniced ceiling. Useful large store cupboard with sliding doors.

RECEPTION HALLWAY:

Enter through a split pane glazed door into the extremely attractive welcoming hallway that has tasteful décor. Store Cupboard. Corniced ceiling. Access to the loft.

W.C./CLOAKS:

Approx. 5' 3" x 5'. Nicely presented, with white w.c. & built in White vanity unit and wash hand basin. Chrome coloured accessories. White top. Beautiful contrasting wall tiles. Mirror. Tiled effect interlocking laminate flooring. Downlighters. Extractor. Window.

LOUNGE:

Approx. 17' 3" x 13' This is a most impressive, bright and airy magnificent sized room that has been decorated to an exceptionally high standard. A window overlooks the front. Further window has an outlook to the rear of the property. Corniced ceiling. Split pane french glazed doors lead to the Family/Dining Room.

DINING/FAMILY ROOM:

Approx. 13' x 9' 3". A very charming spacious room that could be used for a variety of purposes. Patio doors leading out.

DINING KITCHEN:

Approx. 17' 6" x 9' 3". A feature of this home is the superb well-appointed luxurious kitchen that has been fitted with base and wall mounted units in a "Oak" colour, two of which have smoked glass doors. Ample worktop surfaces in a "Marble" effect finish. Stainless steel sinktop with mixer tap. Incorporating Ceramic Hob, Electric Oven & Microwave. Extractor Canopy Integrated dishwasher. Beautiful contrasting wall tiles. Window to the rear. Ample space for table & chairs. "Karndean Flooring".

UTILITY ROOM:

Approx. 9' 10" x 5' 10". Fitted with co-ordinating units. Stainless steel sinktop. Plumbed for automatic washing machine. Window. "Karndean Flooring". Hardwood and double glazed door leading out.

MASTER BEDROOM

Approx. 10' 6" x 10' 3". An extremely attractive, bright and airy, excellently sized double bedroom that has a window that has a most pleasing outlook over the front. Three fitted wardrobes.

EN SUITE SHOWER ROOM:

Approx. 10' x 6'. A lovely Shower Room with White W.C., substantial built White Vanity unit and wash hand basin. Chrome coloured accessories. White top. Large shower enclosure with wet wall covering and doors. Bathroom accessories. Matching tiling with complements the suite. Window. Tiled floor. Wall mounted chrome towel radiator. Extractor. Downlighters.

BEDROOM 2:

Approx. 9' 9" x 9' 3". A delightful generously proportioned double bedroom that a window that has outlook towards the front of the property. Double built in wardrobe with sliding mirror fronted doors that have gold coloured trim.

BEDROOM 3:

Approx. 9' 6" x 8' 6". This is a very attractive well proportioned bedroom that has a window which overlooks the front of the property. Built in wardrobe.

FAMILY BATHROOM: Approx. 9' 9" x 6'. A splendid Family Bathroom with three piece suite. Built in White vanity unit. Chrome coloured accessories. White top. Matching tiling complements the suite. Separate shower enclosure with wet wall covering and door. Bathroom accessories. Window. Extractor. Downlighters. Tiled Floor. Wall mounted chrome towel radiator.

LOFT: A large floored loft is suitable to create additional accommodation, subject to the appropriate Local Authority Consents.

FEATURES: Double Glazed Windows. Oak interior doors, surrounds and finishings.

HEATING: Oil Central Heating.

OUTSIDE: A coloured monoblock driveway, that has adequate space for several vehicles, leads to a Garage. Neat gardens are laid out in lawn with paving stones. External lighting.

GARAGE: Single garage with power & light.

E.P.C. Rating: D

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

VIEWING: By arrangement with Connelly & Yeoman.



























Illustration For Identification Purposes Only. Not To Scale (ID:367335 / Ref:62002)

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