Connelly & Yeoman
Solicitors & Estate Agents

LUCAS BANK, 19 WAULKMILL, LETHAM GRANGE, ARBROATH. DD11 4QU

OFFERS OVER £460,000

This is a unique opportunity to purchase such an outstanding, highly desirable and much admired **SUPERIOR DETACHED VILLA. Lucas Bank** is pleasantly situated on a substantial plot of ground, set amidst beautiful surroundings, enjoying an enviable position close the Golf Course. Waulkmill forms part of a small select group of individually designed homes in Letham Grange with stunning views. Nestling in a tranquil rural setting, the subjects are situated within easy commuting distance of Aberdeen, Dundee and all Angus towns. Completed and decorated to a fastidious high standard by the existing owners, this superb versatile unique divided, sympathetically extended property, which is on two floors, offers a stylish interior providing a blend of traditional and contemporary finishes, having many stunning features, including an impressive Garden Room with Conservatory, a charming Lounge with Balcony and Study, that has stunning open views, the splendid Luxury fitted Kitchen, new Family Bathroom, 5 generous Double Bedrooms, three of which have modern En Suite Facilities. The property enjoys the benefits of Farho Electric Heating which is a highly efficient system & Double Glazed Windows, high quality interior doors and finishings. A long coloured chipped driveway, that has adequate space for parking several vehicles, leads to the house and substantial double garage. The front easily maintained garden is laid out neatly in lawn, lovely assorted shrubs and bushes. Steps lead up to the main door. The wonderful fully enclosed and very private rear and side mature well stocked extensive landscaped private meticulous gardens are laid out attractively in lawn, coloured chipped stones, an abundance of trees, beautiful assorted shrubs, bushes, plants and flowers with a border. In addition, there is a Patio Area and a charming raised Sun Terrace. External lighting. Outside water connection. Viewing this home internally is absolutely essential.

78 High Street ♦ Arbroath ♦ DD11 1HL ♦ DX530458 Arbroath ♦ ***Tel: (01241) 434200***
Fax: (01241) 434100
31 High Street ♦Carnoustie ♦ DD7 6AG ♦ ***Tel: (01241) 859500*** *♦ Fax: (01241) 859347*
Website: www.connellyyeoman.com ♦ Email: enquiries@connellyyeoman.com

ACCOMMODATION

Covered Area**,** Vestibule, Reception Hallway, Lounge with Balcony/Study, Dining/Family Area, Kitchen, Utility Room, Garden Room, Conservatory, Hallways, Family Bathroom. Master Bedroom, Dressing Room & En Suite Bathroom, 4 Further Double Bedrooms, 2 with En Suite Shower Rooms.

VESTIBULE: Approx. 5' 1" x 3' 5". Enter through a substantial front entrance door with glazed insets and side screen, leading into the Vestibule. Karndean flooring. Downlighter.

RECEPTION HALLWAY: A double glazed door and side screen gives access into the spacious, welcoming Reception Hallway that has been tastefully decorated. Useful cloaks/store cupboard. Linen Cupboard. Karndean flooring A small stairway leads to the upper floor Lounge & accommodation.

UPPER FLOOR LEVEL: A staircase leads to the extended accommodation.

LOUNGE: Approx. 22' 1" x 17' 11". A glazed door leads into the most imposing, magnificent sized bright and airy room that has been decorated to a high standard. A window has a pleasing outlook towards the front of the property. Large patio doors lead out to the raised decking. Beautiful traditional Marble fireplace with hearth and electric stove. Corniced ceiling. Sliding doors to the balcony.

BALCONY/STUDY: Approx. 17' x 5' 10". This is a quaint covered glazed Balcony/Study that could be utilised to provide a variety of purposes. Panelled ceiling. Enviable open aspect views over the rear of the property and beyond. External lighting. Access to the landing.

LANDING: Spacious landing with a full length window that allows light to flow in.

MASTER BEDROOM: Approx. 14' 6" x 9'10". A very impressive, excellently sized Master Bedroom that has been decorated to an exceptionally high standard. A window has magnificent views over the front garden. Corniced Ceiling. Full length French windows lead out to a 'Juliet' Balcony. An archway leads into the Dressing Room.

DRESSING ROOM: Approx. 5' 11" x 4' 8". Two double fitted wardrobes with sliding mirror fronted doors. Door to the En Suite Bathroom.

EN SUITE SHOWER BATHROOM: Approx. 11' x 7'. Well presented with three piece white modern suite. Wet wall covering. Substantial vanity unit in a Walnut colour. Cream coloured top. Oblong shaped wash hand basin. Separate walk in shower enclosure with attractive Dark Sparkled coloured wet wall covering. Parador ceiling. Wall mounted chrome coloured towel radiator. Window.

A lovely staircase with balustrade gives access down to:-

MASTER BEDROOM 2: Approx. 14' 6" x 9' 5". This is a bright and airy, well-appointed double bedroom that has fresh decoration. A window has a pleasing outlook over the front of the property. Double fitted wardrobe. Corniced Ceiling.

EN SUITE SHOWER ROOM: Approx. 5' 10" x 3' 9". Nicely presented with white w.c. & vanity unit in a White high gloss finish. Chrome coloured accessories. Incorporating the wash hand basin. Separate shower enclosure with wet wall covering. Window. Parador ceiling with mirror insets. Wall mounted stainless steel coloured towel radiator.

INNER HALL: Attractive hall with window. Store cupboard.

UTLITY ROOM:

Approx. 12’ 4” x 5’ 10”. A glazed door into the Utility Room. Fitted with base and wall mounted units in a White high gloss finish. Chrome coloured accessories. Ample worktop surfaces in a Walnut colour. Incorporating deep white tub sink. Attractive wet wall covering. Plumbed for automatic washing machine. Space for tumble dryer. Integrated Fridge & Freezer. Window to the side. Door leading out.

GROUND FLOOR LEVEL:

All accommodation leading from the Reception Hallway:-

FAMILY BATHROOM:

Approx. 9’ 6” x 5’ 1”. A stunning Family Bathroom with three piece white suite, including a ‘Spa’ bath, w.c. and vanity unit in a White colour, chrome coloured accessories, incorporating wash hand basin. Shower unit over the bath with folding screen. Contrasting wall tiles. Bathroom accessories. Parador ceiling with mirror insets. Spotlight track. Wall mounted chrome coloured towel rail. Window. Tiled floor.

BEDROOM 3:

Approx. 9’ 8” x 9’ 6”. A delightful spacious bedroom that has a window enjoying an outlook towards the front of the property. Corniced Ceiling. Double fitted wardrobe with sliding mirror fronted doors.

MASTER BEDROOM 4:

Approx. 13’ 1” x 11’ 7”. A beautifully presented, exceptionally spacious double bedroom that has been freshly decorated. A window enjoys a pleasant outlook to the front. Corniced Ceiling. Triple fitted wardrobe with sliding mirror fronted doors. Door the En Suite Shower Room.

EN SUITE SHOWER ROOM:

Approx. 5’ 7” x 4’ 7”. Attractive En Suite shower room with w.c. & substantial vanity unit in a White colour. Black granite effect top. Incorporating an ‘Oblong’ shaped wash hand basin. Pelmet lighting. Matching tiling complements the suite. Separate large shower enclosure. Bathroom accessories. Parador ceiling. Downlighters. Window. Wall mounted towel rail Tiled floor.

BEDROOM 5:

Approx. 11’ 1” x 10’ 4”. This very impressive double bedroom of generous proportions has an appealing outlook towards the rear of the property. Corniced Ceiling. Two double fitted wardrobes with sliding mirror fronted doors.

DINING/FAMILY AREA:

Approx. 10’ 4 ’ x 9’ . A glazed door and side screen lead into the extremely charming Dining Area that has tasteful décor. Corniced Ceiling. Amtico tiled flooring. Ample space for dining table & chairs. Rear facing window. Open to the Kitchen.

KITCHEN:

Approx. 26’ 10” x 10’ 11”. A feature of this home is the splendid new well-appointed luxury kitchen that has been fitted with “Masoni” base and wall mounted units in a ‘Charcoal Grey’ high gloss finish. Stainless steel accessories. Ample worktop surfaces in “Intelligent Thin Shark Nose Stone Ice White Slabtech” stone finish. Co-ordinating central work station, integrated white sink with mixer tap. Larder unit. Pull out carousel. oncealed lighting over worktop surfaces. Red coloured splashbacks. Incorporating Ceramic Hob, Double Electric Oven & Microwave. Dishwasher. Amtico tiled flooring. Corniced ceiling. Parador Panelled Ceiling. Spotlight cluster. Spotlight track Window overlooking the rear of the property. Double glazed door leads into the Garden Room.

GARDEN ROOM: Approx. 9' 2" x 8' 2". The extremely attractive glazed Garden Room has a pleasant outlook over the rear of the property. Wooden panelling. Wall mounted pebble style electric fire. Downlighters. Laminate Flooring. French glazed doors lead out.

CONSERVATORY: Approx. 11' 5" x 9' 2". An immensely appealing glazed Conservatory that enjoys an enviable outlook over the garden and beyond. 'Cathedral Style Ceiling'. Laminate Flooring. Open to the Garden Room.

HEATING: Farho Electric Heating which is a highly efficient system

FEATURES: Double Glazed Windows.

OUTSIDE: A long driveway, that has adequate space for parking several vehicles, leads to the house and substantial double garage. The front easily maintained garden is laid out neatly in lawn, lovely assorted shrubs and bushes. Steps lead up to the main door. A pathway surrounds the house. The wonderful fully enclosed and very private rear and side mature well stocked extensive landscaped private meticulous gardens are laid out attractively in lawn, coloured chipped stones, an abundance of trees, beautiful assorted shrubs, bushes, plants and flowers with a raised border. In addition, there is a monoblock curved Patio Area with barbecue and a charming raised coloured paved Sun Terrace. External lighting. Outside water connection.

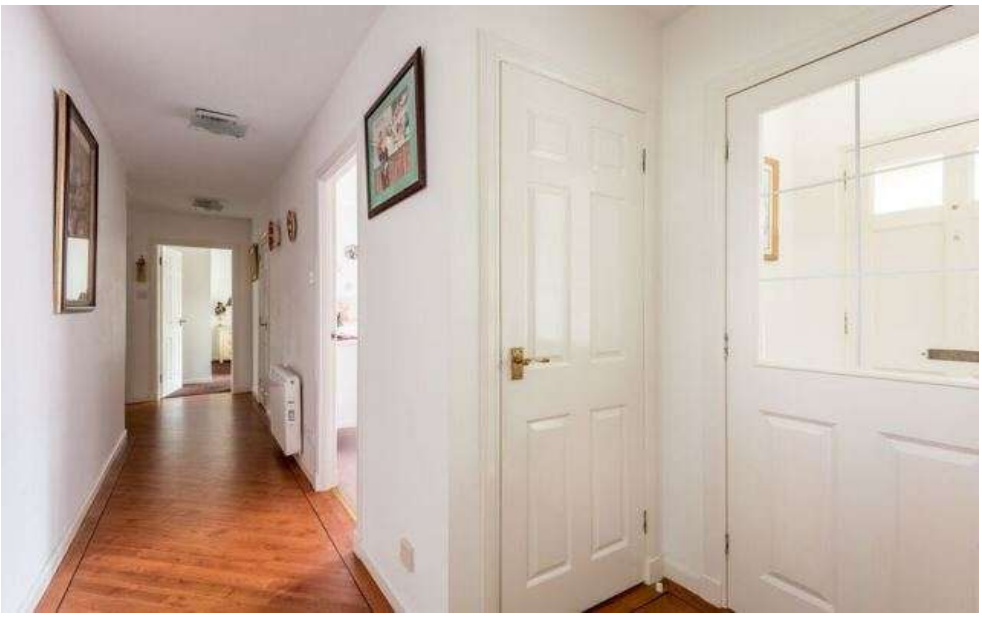
GARAGE: A double garage with power & light. Door leading out to the rear of the property.

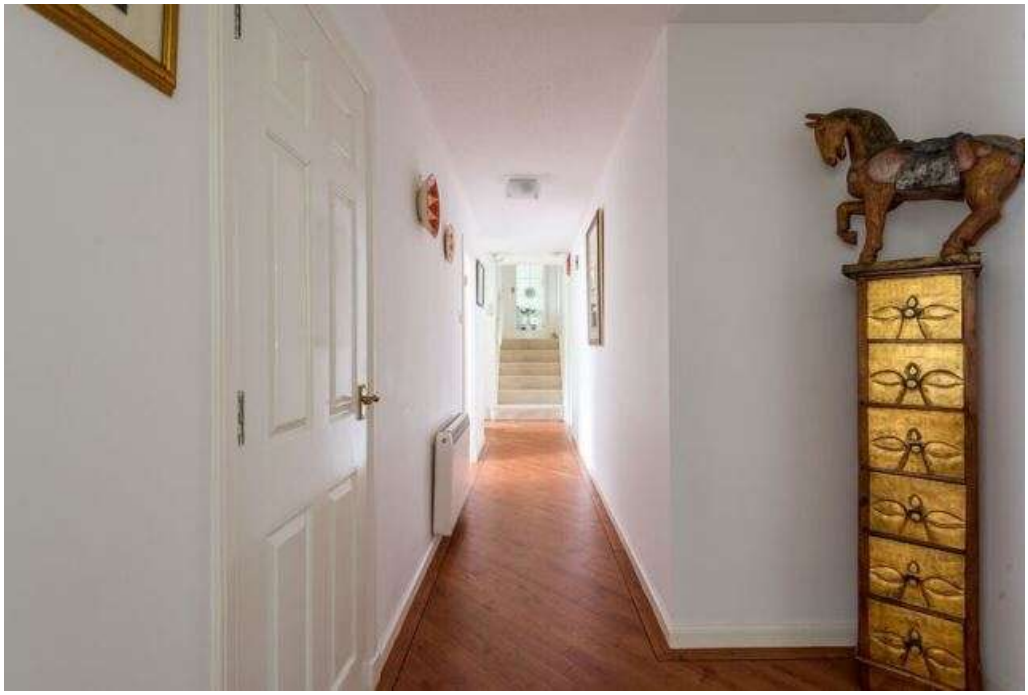
LOCATION: Travelling from Arbroath on the Brechin/Forfar Road, through the Village of Colliston. Continue to the junction and turn right. Take the fourth turning to the right into Waulkmill. Continue round Lucas Bank is situated on the right hand side.

E.P.C. Rating: E.

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

VIEWING: By arrangement with Connelly & Yeoman.





ANTIQUITES

These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.

.