

Connelly



Yeoman

Solicitors &

Estate Agents

25 VIEWFIELD ROAD, ARBROATH, DD11 2DN



OFFERS AROUND £280,000

This is an immensely appealing **SUPERIOR DETACHED VILLA** which has been thoughtfully altered to create a deceptively spacious adaptable family home on two levels. The house occupies an enviable commanding prime position within a much sought after area to the west end of the town which is convenient for Schools, Arbroath Lawn Tennis Club, Sports Centre, Cricket Ground, Local Shops and Bus route. The stylish home has been maintained & decorated to a magnificent high standard by the present owners, with many stunning features, including a splendid well appointed Kitchen, a stunning Lounge with multi fuel stove, the charming Garden/Family Room, a beautiful Shower Room & the lovely Family Bathroom. The property also benefits from Gas Central Heating and Double Glazed Windows, Exterior Doors and hardwood interior doors. A wrought iron gate leads into an easily maintained enclosed and very secluded front garden which is laid out neatly in coloured monoblocks with a pathway and a long driveway. Double wooden gates give access through to a large rear courtyard area that is laid out in monoblocks which has a large shed. In addition, there is a wonderful, extensive, fully enclosed private rear garden, which is laid out meticulously in lawn, beautiful assorted trees, including apple & plum, shrubs, bushes and flowers with a charming sun terrace. A further shed and store are included. External lighting. Outside tap connection. Viewing this highly desirable home internally is absolutely essential.



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ACCOMMODATION

Ground Floor: Vestibule, Reception Hallway, Lounge, Dining Room/4th Bedroom, Garden/Family Room, Kitchen, Bedroom 1 & Shower Room.

Upper Floor: Gallery Landing, Study Area, 2 Further Bedrooms & Family Bathroom.



LOCATION

Travelling into Arbroath from Dundee, turn left up the Infirmary Brae and continue straight ahead into Viewfield Road. No. 25 is situated on the left hand side.

**ENTRANCE
VESTIBULE:**

Enter through attractive substantial white front entrance door with inset into the Vestibule. Tiled step and floor.

**RECEPTION
HALLWAY:**

A hardwood and glazed panelled door leads into the exceptionally attractive and very spacious welcoming Reception Hallway that has fresh decoration. Corniced ceiling. Beautiful natural wooden stairway with balustrade leads to the upper floor accommodation. Karndean flooring.

LOUNGE:

Approx. 16' 7" x 13' + Bay 6' 11" x 2'. This is a particularly charming magnificently sized bright and airy Lounge which has been decorated to a high standard. A large bay window overlooks the front garden. An additional side facing window allows natural light to flow Multi fuel stove with tiled hearth. Corniced ceiling. Laminate flooring.

**DINING
ROOM/BEDROOM:**

Approx. 15' 1" x 13' 6" + Bay 6' 11" x 2'. An immensely appealing, excellently sized room that is currently being used as a Dining Room and could be used as a Bedroom that has tasteful decor. A large bay window overlooks the front of the property. Additional side facing window again allows natural light to flow in. Corniced ceiling. Ample space for dining table & chairs.

**GARDEN/FAMILY
ROOM:**

Approx. 15' 3" x 13' 4". A highly impressive versatile room of generous proportions. Large french glazed doors with two full length windows enjoy an enviable outlook towards the garden. Karndean flooring.

KITCHEN:

Approx. 12' 1" x 10' 4" A feature of this home is splendid well appointed Kitchen which has been fitted with base and wall units in a White finish. Chrome coloured accessories. Ample worktop surfaces in a Brown Granite High Gloss finish. Coordinating splashbacks. Incorporating white deep tub sink with mixer tap Gas hob range, double electric oven & extractor canopy over with splashback. Plumbed for automatic washing machine. Integrated Dishwasher & Fridge/Freezer. A large window has an outlook towards the side. A hardwood and glazed panelled door leads into the hallway. Door leading out to the rear garden.

BEDROOM 1:

Approx. 13' 7" x 9' 8". A most attractive well proportioned double bedroom which has tasteful decor. A window has a pleasing outlook towards the rear of the property. Triple fitted wardrobe with sliding mirror fronted doors. Laminate flooring.

SHOWER ROOM:

Approx. 6' 11" x 5' 3". A stunning modern Shower Room with white w.c. & wash hand basin. Large walk in shower enclosure with attractive wet wall covering. Bathroom accessories. Large mirror. Wall mounted chrome coloured towel radiator. Window.

UPPER FLOOR:

GALLERY LANDING:

The upper gallery landing has a balustrade.

STUDY AREA:

A very pleasant useful area that has a velux roof window that allows light to flow in.

BEDROOM 2:

Approx. 16' 3" x 11' 8". This is a most appealing bright and airy extremely spacious, double bedroom. Velux roof windows have aspects to the front & rear.

FAMILY BATHROOM: Approx. 6' 10" x 5' 5". A well presented family bathroom with a three piece white suite. Shower unit over the bath with screen. Beautiful matching tiling complements the suite. Bathroom accessories. Velux roof window.

BEDROOM 3: Approx. 11' 1" x 7' 1" + 16' 2" x 6'9". A delightful well proportioned 'L' shaped bedroom which has a velux window with an outlook to the front of the property. Spotlight track.

HEATING: Gas Central Heating

FEATURES: Double Glazing.

OUTSIDE: A wrought iron gate leads into an easily maintained enclosed and very secluded front garden which is laid out neatly in coloured monoblocks with a pathway and a long driveway. Double wooden gates give access through to a large rear courtyard area that is laid out in monoblocks which has a large shed. In addition, there is a wonderful, extensive, fully enclosed private rear garden, which is laid out meticulously in lawn, beautiful assorted trees, including apple & plum, shrubs, bushes and flowers with a charming sun terrace. A further shed and store are included. External lighting. Outside tap connection.

E.P.C. Rating:

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

VIEWING: By arrangement with Connelly & Yeoman.



















Approximate Gross Internal Area
143.4 sq m / 1544 sq ft



Illustration For Identification Purposes Only. Not To Scale (ID464048 / Ref.66763)

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.