

Connelly

Solicitors &



Yeoman

Estate Agents

**LAURIEBANK, LETHAM MILL, BY ST. VIGEANS, NR ARBROATH
DD11 4RG**



OFFERS AROUND £299,000

This is a rare opportunity to purchase such a unique style of home. “Lauriebank” is an outstanding and most appealing, individually designed **DETACHED COUNTRY FAMILY HOME**, set within its own extensive area of ground, amidst the most enviable beautiful rural surroundings, enjoying outstanding views over open countryside, in the St. Vigeans area, which is to the edge of Arbroath, and yet in easy commuting distance of all other Angus towns and the Cities of Aberdeen and Dundee. Completed and decorated to a magnificent high standard, this superb deceptively spacious property, which is on two floors, offers a spacious stylish interior providing a blend of traditional and contemporary finishes, including a splendid well-appointed luxury Kitchen, Bathroom, Shower Room & En Suite Shower Room. The subjects enjoy the benefits of Natural Wood Flooring & Porcelain Flooring, Electric Heating and Double Glazed Windows. Wrought iron gates lead into a large area of chipped stones which would accommodate parking for several vehicles. The wonderful, magnificent sized, enclosed and very private meticulous landscaped mature gardens are laid out neatly in lawn with beautiful assorted trees, bushes, shrubs, flowers and a lovely raised Sun Terrace. Steps leading to the burn that flows by. In addition, an easily maintained secluded rear charming ornamental garden is laid out for ease of maintenance in coloured chipped stones, monoblocks with a lovely patio area, raised flower & shrub bed and an area containing a Hot Tub which is negotiable. A dog kennel with enclosure and several large sheds are included. External lighting. Outside tap connection.



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

Ground Floor: Entrance, Reception Hallway, Kitchen, Dining Room Area, Utility Room, Conservatory, Lounge, Master Bedroom, En Suite Shower Room, Bedroom 2. **Upper Floor:** 2 Further Bedrooms & Bathroom.



RECEPTION HALLWAY:

An impressive, spacious Reception Hallway entered through two large Double Glazed Doors leading into the spacious welcoming Reception Hallway. Natural Wood Flooring. Downlighters. Understair recessed area. Attractive natural wood stairway with balustrade leading to Upper Floor Accommodation.

UTILITY ROOM:

Approx. 9' 6" x 5' 4". Entered through substantial entrance door with glazed inset leading into the Utility Room. "Old English" antique style wall panelling. Fitted with wall mounted units in Black. Worktop surfaces in a wooden effect. Space for tumble dryer and plumbed for automatic washing machine. Cupboards. Downlighters. Rubber Flooring. Hardwood and glazed door leading to Reception Hallway.

KITCHEN:

Approx. 14' 1" x 9' 2". A feature of this home is the stunning well appointed Kitchen. Fitted with both base and wall mounted units in a Black finish, two of which have glass display doors and shelving. Chrome coloured accessories. Black coloured sinktop with mixer tap that has instant hot water. Central work station. Wine display racks. Space for fridge/freezer. Incorporating Halogen Hob and Double Electric Oven. A front facing window has a tremendous outlook towards open countryside. "Old English" antique style wall panelling. Corniced ceiling. Downlighters. Natural Wood Flooring. A hardwood and glazed door leads into the Reception Hallway. Open to the Dining Room Area.

DINING ROOM AREA:

Approx. 14' 1" x 9' 7". A most charming Dining Room Area that has a window with open views. Natural wood flooring. Ample space for dining table & chairs. Corniced ceiling. Sliding doors leading to Conservatory. An archway leads into the Lounge.

CONSERVATORY:

Approx. 16' 6" x 8' 9". An extremely attractive glazed Conservatory that has a pleasing outlook over the garden and countryside beyond. Patio Doors lead out. Laminate Flooring.

LOUNGE:

Approx. 19' 1" x 13' 5". This is a beautifully presented magnificent sized bright and airy room. Traditional fireplace with a Solid Oak Mantle coal effect electric stove and stone hearth. Feature quaint circular "porthole" window. Patio Doors (fitted with shutters) lead out to the rear garden. Corniced ceiling. Downlighters. Natural Wood Flooring. A hardwood and glazed door leads into the Reception Hallway.

SHOWER ROOM:

Approx. 9' 5" x 8' 2". Impressive, generously proportioned Shower Room. With white w.c. & two wash hand basins. Two tall units with co-ordinating vanity units in a White high gloss finish. Bathroom accessories. Large separate tiled shower enclosure with glazed screen. Beautiful matching tiling complements the suite. Wall mounted chrome coloured tall radiator. Porcelain Flooring. Window. Downlighters. Extractor.

BEDROOM 1:

Approx. 14' x 10' 10". Lovely bright, well proportioned double bedroom with large front facing window overlooking garden and open aspect views. Large storage cupboard with hanging rail. Downlighters. Natural Wood Flooring.

MASTER BEDROOM:

Approx. 14' 5" x 13' 4". This is a most attractive excellently sized double bedroom with large rear facing window. Large walk in wardrobe with shelving. Natural wood & carpeted flooring. Opaque glazed door leading to En Suite Shower Room.

**EN SUITE
SHOWER ROOM:**

Approx. 5' 10" x 3' 8". Two piece white suite comprising w.c. and wash hand basin. Large-style tiled shower enclosure with sliding glass door. Porcelain Flooring. Heating towel rail. Downlighters. Window.

UPPER FLOOR:

Bright landing with ample space for study area. Velux roof window allows additional light to flow in. Cupboard.

BEDROOM 3:

Approx. 17' 7" x 15'. This a particularly charming bright, excellently sized double bedroom with Velux window to the front. Additional window with panoramic views over open countryside. Oak Flooring. Downlighters. Hatch leading to loft. Walk in wardrobe with Oak flooring.

BATHROOM:

Approx. 9' 4" x 7' 5". Well presented with three white piece suite, including a white antique style bath with feet. Attractive contrasting wall tiles. Velux window. Recess with mirror with lighting. Downlighters. Wall mounted chrome coloured radiator. Porcelain Flooring.

BEDROOM 4:

Approx. 17' 7" x 13' 3". An extremely attractive spacious double bedroom with Velux roof window that has spectacular views towards open countryside. Additional window with views over the garden. Oak Flooring. Downlighters.

HEATING:

Electric Heating.

FEATURES:

Double Glazed Windows and External Doors.

OUTSIDE:

Wrought iron gates lead into a large area of chipped stones which would accommodate parking for several vehicles. The wonderful, magnificent sized, enclosed and very private meticulous landscaped mature gardens are laid out neatly in lawn with beautiful assorted trees, bushes, shrubs, flowers and a lovely raised Sun Terrace. Steps leading to the burn that flows by. In addition, an easily maintained secluded rear charming ornamental garden is laid out for ease of maintenance in coloured chipped stones, monoblocks with a lovely patio area, raised flower & shrub bed and an area containing a Hot Tub which is negotiable. A dog kennel with enclosure and several large sheds are included. External lighting. Outside tap connection.

LOCATION:

Travelling into St Vigean from Arbroath, proceed over the bridge and turn left. Continue down this road and Lauriebank is the last property on the left hand side.

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.





























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.