

**MUIRFIELD, GRANGE OF CONON, ARBROATH
DD11 3SD**



OFFERS OVER £395,000

ACCOMMODATION

Reception Hallway, Lounge, Inner Hall, 2 Bedrooms. 3rd Bedroom, En Suite Shower Room, Bathroom, Kitchen with Dining Area & Family Room, Rear Hall, Utility Room, Master Bedroom, En Suite Bathroom.



This is such a unique opportunity to purchase such an outstanding, most appealing, individually designed and much admired stone built **SUPERIOR DETACHED BUNGALOW** which affords generously proportioned family accommodation on one level. Set in own magnificent enclosed private grounds extending to 1/2 an acre, situated amidst wonderful enviable rural surroundings, enjoying open aspect views over splendid countryside, that lies approximately three miles from the boundary of Arbroath, within easy commuting distance of Aberdeen, Dundee & all Angus towns. The area is served by various golf courses and other local amenities. The stunning, well appointed stylish home has been designed, built and finished to a fastidious high quality specification, with many beautiful characteristic features, including the magnificent Lounge, superb country Kitchen with Dining Area & Family Room, Utility Room, Family Bathroom, 4 generous Bedrooms, two of which having recently replaced En Suite facilities, Natural hardwood interior doors, surrounds and finishing's. The property enjoys the benefits of Oil Central Heating, Double Glazed Windows, Exterior Doors, and Solar Panels & Intruder Alarm System.



Double wrought iron gates give access into the most wonderful extensive well stocked enclosed landscaped gardens, which are laid out attractively in manicured lawns, a beautiful assortment of trees and fruit trees with red coloured Monobloc's. In addition, there is a charming paved Sun Terrace with a two lovely raised beds in lovely shrubs, bushes and heathers. A pathway surrounds the property with a step leading up to the main door. A long coloured chipped driveway leads to the house and courtyard that has adequate space for parking several vehicles and to the substantial garage. A wooden gate gives access through to the enclosed beautiful private rear garden which is laid out in lawn with a small paved patio and a large stunning raised decked area that has steps down to the garden. A shed is included. External lighting. Outside tap connection. Viewing this highly desirable home is absolutely essential to fully appreciate.

**RECEPTION
HALLWAY:**

Enter through an attractive substantial front entrance door with side screen into the spacious welcoming Reception Hallway that has tasteful décor. Ornate corniced ceiling and centre piece. Karndean flooring.

LOUNGE:

Approx. 33' 10" x 16' 9". Hardwood and split pane glazed double doors lead into the particularly stunning bright and airy magnificent sized Lounge that has been decorated to an exceptionally high standard. Ten large windows, that enjoy such a pleasing outlook to the garden, open countryside and the sea beyond, all enhance the charm of this room. Splendid ornate corniced ceiling. Traditional Oak coloured carved fireplace with marble hearth with fender and open fire. Double split pane French glazed doors lead out to the garden.

INNER HALL:

Approx. 10' 2" x 9' 4". A hardwood and split pane glazed door leads into the inner hall. A Velux roof window allows additional light to flow in. Cupboard.

BEDROOM 1:

Approx. 10' 7" x 10' 4". Most attractive well proportioned double bedroom that has a two windows that have a pleasant outlook towards the side garden. Corniced ceiling. Double fitted wardrobe with sliding mirror fronted doors.

FAMILY BATHROOM:

Approx. 6' 10" x 5' 6". A lovely family bathroom with three piece suite. Matching tiling complements the suite. Bathroom accessories. Corniced ceiling. Window.

BEDROOM 2:

Approx. 14' 1" x 9' 7". A delightful bright and airy double bedroom of generous proportions with two windows that have an open aspect over the rear of the property. Corniced ceiling. Double fitted wardrobe with sliding mirror fronted doors.

BEDROOM 3:

Approx. 14' x 9' . This is a beautifully presented excellently sized double bedroom which has a large picture window that enjoys wonderful views over the garden. Corniced ceiling. Double fitted wardrobe with sliding mirror fronted doors. Door to the En suite shower room.

**EN SUITE SHOWER
ROOM:**

Approx. 9' 2" x 6' 9". The stunning, very modern en suite shower room has fresh decoration. With white w.c. & Beech coloured vanity unit, incorporating the oblong shaped wash hand basin. Cream coloured granite top. Large separate walk in shower enclosure with complementary wet wall covering & contrasting wall tiles. Bathroom accessories, including a mirror with lighting. Wall mounted chrome coloured towel radiator. Tiled underfloor heating. Corniced ceiling. Down lighters. Window.

DINING AREA:

A hardwood and split pane glazed door leads into the most charming and extremely spacious Dining Area that has views over the rear garden. Large patio doors give access out to the Decked Area. Corniced ceiling. Carpeted with Karndean flooring underneath. Ample space for dining table & chairs. Open to the Kitchen.

KITCHEN:

Approx. 29' x 16' 8". A feature of this home is the superb well appointed country Kitchen. Fitted with base and wall mounted units in an Oak finish, two of which have leaded glass doors and shelving. Display shelving. Ample worktop surfaces in Cream. Contrasting wall tiles. Stainless steel sink top with drainer and mixer tap. Incorporating ceramic hob & double electric oven. Integrated Dishwasher. Karndean flooring. Corniced ceiling. Spotlight track. Downlighters. A window has an outlook towards the front.

<u>FAMILY ROOM:</u>	Approx. 16' 8" x 15' 1". This is a highly impressive and extremely spacious Family Room that has tasteful decor. Traditional stone fireplace with solid oak mantle, hearth and multi fuel burning stove and open fire. Ceiling Fan. Featuring an arched shaped window that has an outlook to the decked area and rear garden. Full length windows & large patio doors with a feature arch shape, give access out to the front sun terrace and garden with wonderful breathtaking views.
<u>REAR HALL:</u>	
<u>UTILITY ROOM:</u>	Approx. 16' 3" x 11' . Freshly decorated L shaped Utility Room. Fitted with base and wall mounted units. Worktop surfaces. Stainless steel sink top. Partially tiled. Plumbed for automatic washing machine & space for tumble dryer. Window. A door with diamond shaped inset glass leads out to the rear of the property. Corniced ceiling. Pulley. Two cupboards. Cloak pegs
<u>MASTER BEDROOM:</u>	Approx. 15' 5" x 15' 1". This is an immensely appealing excellent sized double bedroom that has been decorated to an extremely high standard. A bay window offers an enviable outlook over the front, towards open countryside beyond. Additional large side facing window. Corniced ceiling. Down lighters. Two double fitted wardrobe units with two of which having glazed doors. Door to the en suite bathroom.
<u>EN SUITE BATHROOM:</u>	Approx. 11' 5" x 7'. A stylish large and very modern en suite bathroom with new three piece white suite. Wall mounted chrome coloured corner unit. Large separate shower enclosure with splendid wet wall covering and beautiful matching tiling complements the suite. Corniced ceiling. Bathroom accessories, including a mirror with lighting. Tiled floor with underfloor heating. Wall mounted chrome coloured towel radiator. Down lighters. Window.
<u>HEATING:</u>	Oil Central Heating.
<u>FEATURES:</u>	Double Glazed Windows. Intruder Alarm System. Solar Panels. Natural hardwood interior doors and hardwood surrounds and finishings. All light switches are fitted with sensors.
<u>OUTSIDE:</u>	Double wrought iron gates give access into the most wonderful extensive well stocked enclosed landscaped gardens, which are laid out attractively in manicured lawns, a beautiful assortment of trees and fruit trees with red coloured monoblocks. In addition, there is a charming paved Sun Terrace with a two lovely raised beds in lovely shrubs, bushes and heathers. A pathway surrounds the property with a step leading up to the main door. A long coloured chipped driveway leads to the house and courtyard that has adequate space for parking several vehicles and to the substantial garage. A wooden gate gives access through to the enclosed beautiful private rear garden which is laid out in lawn with a small paved patio and a large stunning raised decked area that has steps down to the garden. A shed is included. External lighting. Outside tap connection. Viewing this highly desirable home is absolutely essential to fully appreciate.
<u>GARAGE:</u>	Substantial Garage with power, light & electronic door.

LOCATION:

Travelling from the Arbroath boundary on the A933 Arbroath-Brechin Road. From Dundee follow the A92 to Arbroath. On entering Arbroath turn left on the West way at Elliot Industrial Estate, following the signs for RM Condor. At the T junction left onto Keptie Road. Continue to the next T junction and turn left once more onto the A933 (Cairnie Road) and continue along that road towards Brechin for approximately seventy five yards past the Rosely Hotel on the left hand side. Continue along to the Village of Colliston, after the church take the left turn at the signpost marked for Park Conon/ Grange of Conon which is on the right hand side. /Continue along this road for quite some distance until you reach Muirfield which is situated on the right 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.































