

Connelly



Yeoman

Solicitors &

Estate Agents

1F VIEWFIELD ROAD, ARBROATH, DD11 2BS



OVERS AROUND £265,000

This is a rare opportunity to purchase a unique home of immense appeal. A highly distinctive and much admired individually designed **SUPERIOR DETACHED VILLA** which affords deceptively spacious family accommodation on two levels. Occupying an enviable prime position within a much sought after area to the west end of the town, the stylish home has been maintained and decorated by the present owner to a magnificent high standard with many attractive features, including a splendid new well appointed high quality Dining Kitchen, the stunning new Shower Room & the beautiful new Family Bathroom. The property enjoys the benefits of Gas Central Heating and Double Glazing. To the front is a lovely enclosed garden which is laid out neatly in lawn with a border in beautiful assorted shrubs, bushes and flowers. A mutual driveway gives access through to the property. In addition, there is a carport and double garage. To the rear is a wonderful large, fully enclosed and very private garden which is laid out with a decked area, that extends to the front garden, a quaint ornamental pond and a paved sun terrace, which are all complemented by an attractive assortment of colourful trees, shrubs, bushes and flowers. A greenhouse is included. External lighting. Outside tap connection. Viewing this desirable home is absolutely essential to appreciate.



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ACCOMMODATION

Ground Floor: Covered Area, Reception Hallway, Lounge, Dining Kitchen, Garden Room, Master Bedroom, En Suite Shower Room, Sun Porch/Study.

Upper Floor: Landing, 2 Bedrooms & Family Bathroom.



LOCATION

Travelling into Arbroath from Dundee, turn left up the Infirmary Brae and continue straight ahead into View field Road. No. 1F is situated on the left hand side.

**RECEPTION
HALLWAY:**

Enter through a substantial front entrance door with glazed inset and side screen, leading into the Reception Hallway. Useful large store cupboard. Tiled floor. A door gives access into the Lounge.

LOUNGE:

Approx. 16' 9" x 12' 3". (into bay) This is a particularly charming Lounge of generous proportions that has been decorated to a high standard. A large bay window overlooks the rear garden. Corniced ceiling.

DINING KITCHEN:

Approx. 17' x 15' 10". A feature and recent addition to this home is this wonderful Dining Kitchen that has been completed to the highest of standards. Generously fitted with base and wall units in an Ivory High Gloss finish. Chrome coloured accessories. Ample worktop surfaces in a Black Marble effect finish. Coordinating Breakfast bar. Black coloured sink top with drainer & mixer tap. Integral Gas hob range, double electric oven & extractor canopy. Glass splashbacks. Integrated Dishwasher, automatic machine & fridge/freezer. Tiled floor tiles. Panelled wall. Down lighters. A window overlooks the front garden. Additional side facing window. French glazed doors lead out to the front garden. French glazed doors give access into the Garden Room.

GARDEN ROOM:

Approx. 12' x 12'. A most impressive and extremely spacious Garden Room which enjoys an enviable outlook towards the rear garden. Cathedral style ceiling. Tiled floor. French glazed doors lead out

MASTER BEDROOM:

Approx. 11' 10" x 10' 11". This is a most appealing, bright and generously proportioned Master Bedroom which has a window with an outlook to the side of the property. Laminate flooring. Two double fitted wardrobe units with sliding mirror fronted doors. Door to the En Suite Shower Room. French glazed doors lead into the Sun Porch/Study.

**EN SUITE SHOWER
ROOM:**

Approx. 10' x 5' 4". A beautiful spacious En Suite Shower Room. New white w.c. & vanity unit in a white finish with chrome coloured accessories. Incorporating the oblong shaped wash hand basin and top. Large walk in shower enclosure with attractive wet wall covering enhance the Shower Room. Bathroom accessories. Wall mounted chrome coloured towel radiator. Panelled ceiling. Window.

SUN PORCH/STUDY:

Approx. 7' 3" x 4' 4". A delightful area that could be used to a variety of purposes. Wooden panelled ceiling. Tiled floor. French glazed doors give access out to the rear of the property.

UPPER FLOOR:

The attractive stairway with wooden panelled walls to dado level leads to the upper floor landing.

FAMILY BATHROOM:

Approx. 13' x 5' 1". A stunning family bathroom with a three piece white suite, including a freestanding 'Antique' style bath with feet. Substantial fitted vanity unit in a White colour. Chrome coloured accessories. Incorporating the wash hand basin and top. Complementary wet wall covering. Wall mounted chrome radiator. Bathroom accessories. Cupboard. Velux roof window.

BEDROOM 2:

Approx. 15' 9" x 12' 2". This is an outstanding bright and magnificently sized double bedroom which has a window with an outlook to the front of the property. Additional Velux roof window allows additional light into the room. Fitted wardrobe. Laminate flooring.

BEDROOM 3:

Approx. 10' x 9' 4". Most attractive well-proportioned rear facing double bedroom. Velux roof window.

HEATING:

Gas Central Heating

FEATURES:

Double Glazing.

LOFT:

Access to the eaves space.

OUTSIDE:

To the front is a lovely enclosed garden which is laid out neatly in lawn with a border in beautiful assorted shrubs, bushes and flowers. A mutual driveway gives access through to the property. In addition, there is a carport and double garage. To the rear is a wonderful large, fully enclosed and very private garden which is laid out with a decked area, that extends to the front garden, a quaint ornamental pond and a paved sun terrace, which are all complemented by an attractive assortment of colourful trees, shrubs, bushes and flowers. A greenhouse is included. External lighting. Outside tap connection.

DOUBLE GARAGE:

With power & light.

E.P.C. Rating:

C.

HOME REPORT:

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

VIEWING:

By arrangement with Connelly & Yeoman.













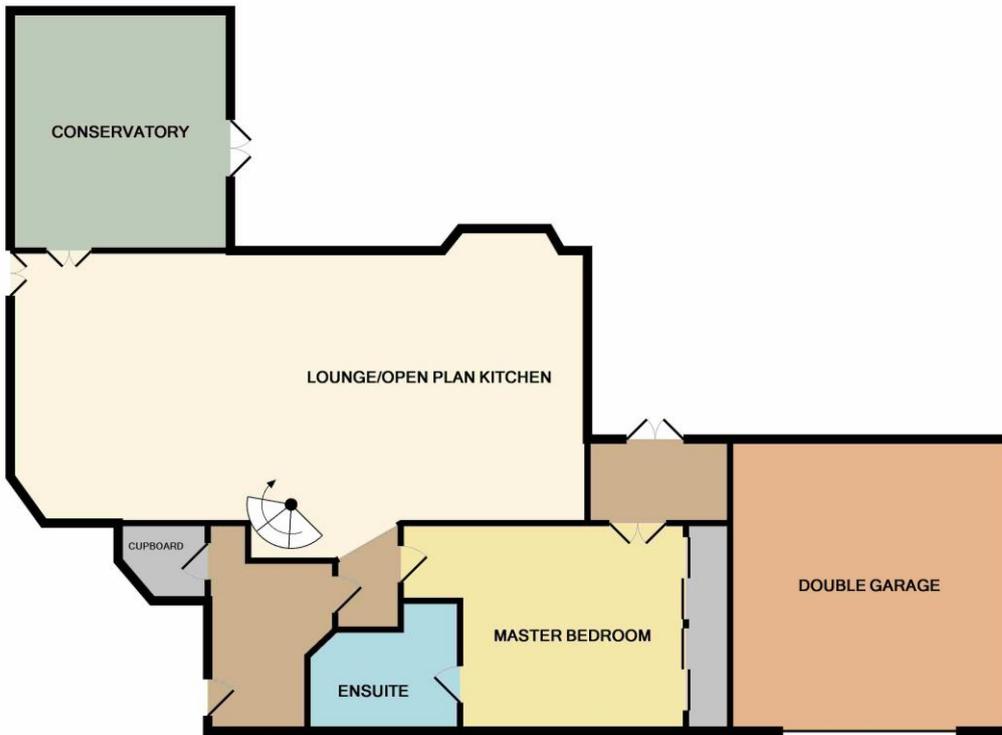






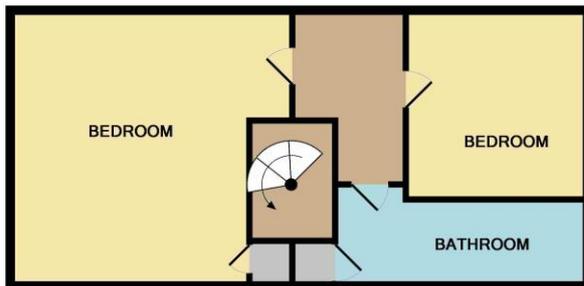






GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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UPPER FLOOR

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.