



41 Ogilvy Place, Arbroath, DD11 4DF

SEMI DETACHED COTTAGE



Key Features

- Stylish well appointed kitchen • Private rear garden
- Double glazed windows & exterior doors • Gas central heating



OFFERS OVER
£135,000

Property Description

RECEPTION HALLWAY: A substantial double glazed door leads into the spacious welcoming Reception hallway which has tasteful decor. Useful under stair cupboard. Downlights. Laminate Flooring.

LOUNGE: Approx. 13' 2" x 11' 1". This is a beautifully presented bright and airy contemporary Lounge of generous proportions which has a feature fireplace with a marble surround and black granite hearth and inlay with coal effect living flame gas fire. Corniced ceiling and laminate flooring. A window overlooks the front of the property.

2ND BEDROOM/DINING ROOM: Approx. 12' x 12'. A particularly charming spacious room which is currently being used as a Dining Room but be utilised as a Bedroom. Ample space for dining table & chairs. A window has a pleasing outlook over the rear garden and open aspect views over the town. Storage cupboard.

KITCHEN: Approx. 8' 10" x 7' 6". A feature of this home is this superb stylish well appointed Kitchen which has been fitted with new base and wall mounted units in a modern Grey finish. Ample worktop surfaces in a wood effect finish. Incorporating single oven with gas hob and extractor above. Integrated fridge. Clear glass splash back behind hob. Small window. Laminate flooring. Glazed door leads into the Utility Room.

UTILITY ROOM: Approx. 8' 2" x 4' 11". Fitted with co-ordinating wall mounted units and laminate flooring continues. Plumbed for automatic washing machine. Breakfast bar area. Window. Door leading out onto decking and rear garden.

UPPER FLOOR: Spacious gallery landing with roof window which allows light to flow in. Walk in cupboard housing the boiler.

BOXROOM: Approx. 11' x 7' 2" There is a Planning Permission to alter this boxroom to form a bedroom.

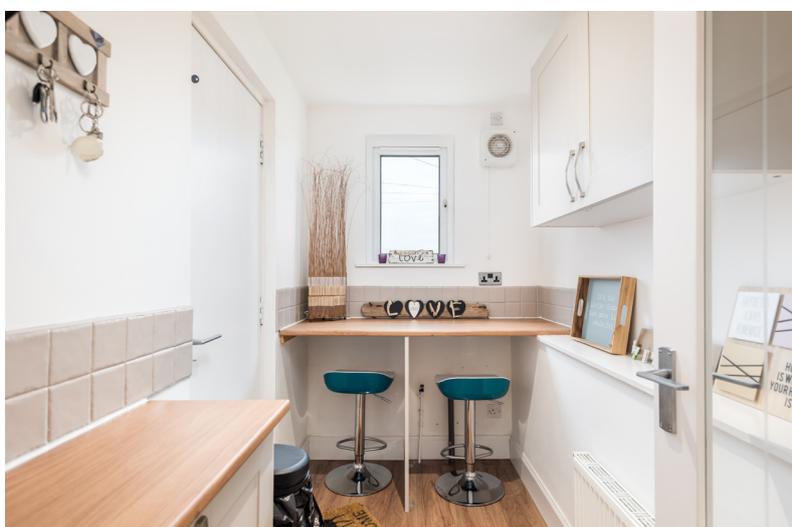
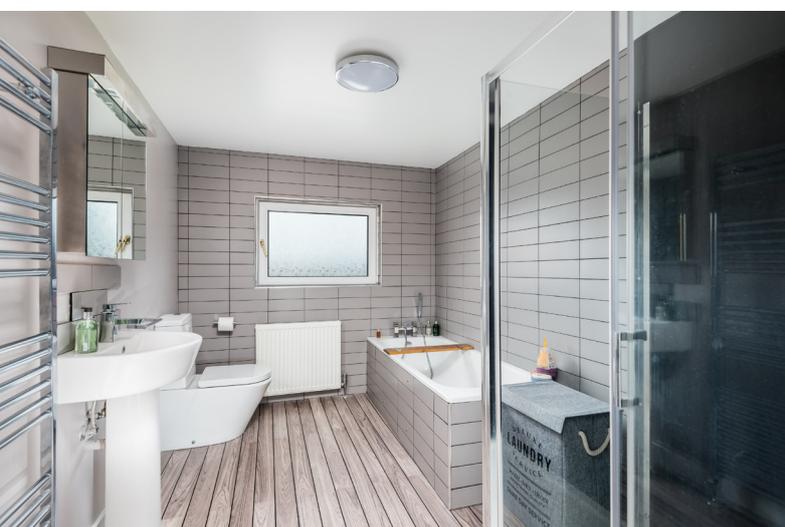
BEDROOM 1: Approx. 10' 11" x 10' 10". A superb sized double bedroom which has a window overlooking the rear of the property with views over the garden and the town beyond. Built in triple wardrobe unit, one having mirrored fronts.



BATHROOM: Approx. 10' 10" x 7' 3". A stunning Bathroom with new three piece white suite comprising of w/c, wash hand basin and bath. Beautiful matching tiling complements the suite. Bathroom accessories. Wall mounted tall towel radiator. Window. Large separate shower enclosure with attractive wet wall covering. Laminate flooring.

BASEMENT: Approx. 11'2" x 10'7". Steps give access down to a large and very useful Basement which could be used for a variety of purposes. Base unit and sink top. Plumbed for automatic washing machine. Space for further white goods. Bar. Downlights.

OUTSIDE: To the rear is a wonderful and very private well stocked neat garden which is laid out attractively in lawn, paving stones, beautiful assorted trees, shrubs, bushes and flowers with a patio area, decking and an ornamental pond. The hot tub could be purchased by separate negotiation. Steps with a balustrade lead up to a raised decking area. In addition, there is a large Basement which could have a variety of uses, currently it has some white goods in it as well as a bar. A built in shed under the external stair provides further storage.



Property Professionals

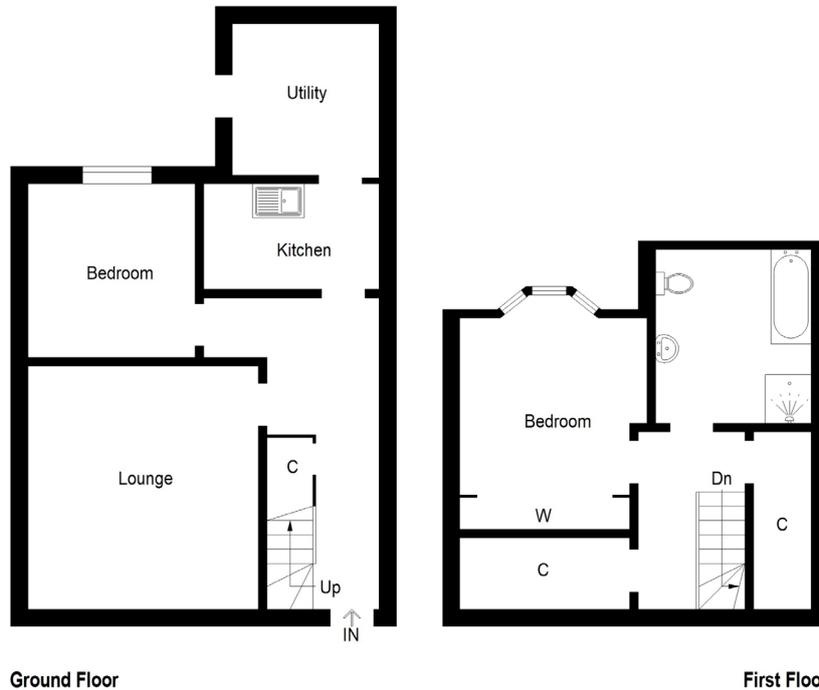
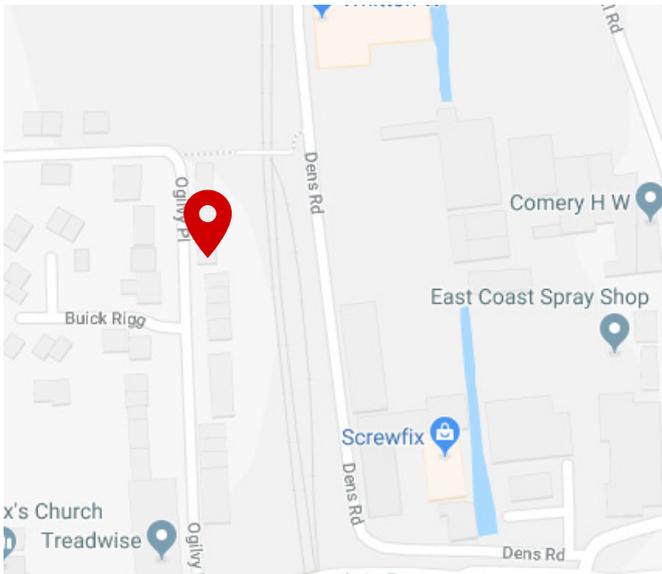


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Connelly & Yeoman
Solicitors & Estate Agents

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