



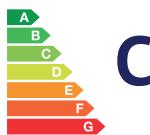
**5 Fauldiehill Grange, Arbirlot,  
Arbroath, DD11 2PW**

**DETACHED EXECUTIVE  
COUNTRY BUNGALOW**



## Key Features

- New small select rural development • Maintained & decoration to fastidious high standard
- Gardens long driveway & detached double garage • Oil central heating, double glazing, solar panels & alarm system



OFFERS AROUND  
**£280,000**

# Property Description

**VESTIBULE:** Enter through an attractive white exterior door with Rennie Mackintosh style coloured stained glass gives access into the Vestibule. Window. Corniced ceiling. Laminate Flooring.

**W.C./CLOAKS:** Approx. 6' 5" x 3' 2". Well presented with white w.c. & wall mounted wash hand basin. Bathroom accessories. Contrasting wall tiles. Laminate flooring. Window.

**RECEPTION HALLWAY:** A oak door with glazed panel leads into the very attractive spacious welcoming hallway. Corniced ceiling. Cupboard. Laminate Flooring. Three windows have an outlook towards the front of the property.

**LOUNGE:** Approx. 17' x 12' 10". This is a most appealing bright and airy, magnificent sized, room that has been tastefully decorated. Featuring three windows offering an outlook over the front. Corniced ceiling. Laminate flooring.

**KITCHEN WITH DINING AREA:** Approx. 17' 1" x 12' 6". A feature of this home is stunning well appointed Kitchen. Fitted with base and wall mounted units in Dove Grey high gloss finish, two of which have glazed doors, shelving & lighting. Ample worktop surfaces in a granite finish, integral stainless steel deep sink with mixer tap. Co-ordinating breakfast bar. Incorporating ceramic hob, electric oven, microwave & dishwasher. Black glass splash back. Three rear facing windows. Amtico tiled flooring. Downlighters.

The Dining Area has ample space for table & chairs. Amtico tiled flooring. Corniced ceiling.

**UTILITY ROOM:** Approx. 12' 5" x 6'. The Utility Room benefits from fitted co-ordinating base & wall mounted units. Chrome coloured accessories. Worktop surfaces. Stainless steel sink. Partially tiled. Plumbed for automatic washing machine. Two windows overlook the rear garden. Amtico tiled flooring. Large useful walk in cupboard that has cloakpegs. Double glazed door leading out.

**FAMILY BATHROOM:** Approx. 8' 8" x 5' 8". Most attractive family bathroom with three piece white suite including w.c. vanity unit in a copper high gloss finish incorporating the wash hand basin. Chrome coloured accessories. Beautiful matching complements the suite. Separate large shower enclosure with copper coloured wet wall covering. Bathroom accessories. Wall mounted chrome coloured towel radiator. Amtico tiled floor. Downlighters. Window.



**BEDROOM 1:** Approx. 9' 10" x 9' 10". An extremely attractive well proportioned room that has been decorated to a high standard. A window has a pleasing outlook over the rear garden. Double fitted wardrobe with sliding mirror fronted doors.

**BEDROOM 2:** Approx. 9' 10" x 9' 10". A delightful spacious double bedroom that has tasteful decoration. A window has a pleasant outlook over the rear of the property. Double built in wardrobe with sliding doors.

**MASTER BEDROOM:** Approx. 16' 6" x 11'. This is a most impressive, excellently sized, freshly decorated, double bedroom with windows overlooking both the front and rear gardens. Walk in dressing room.

**EN SUITE SHOWER ROOM:** Approx. 6' 6" x 4' 8". A stunning En suite shower room white w.c. & vanity unit in a smoke grey high gloss finish, white coloured top, incorporating the wash hand basin. Separate large walk in shower enclosure with red coloured wet wall covering. Contemporary rainhead shower. Attractive contrasting wall tiles. Wall mounted chrome coloured towel radiator. Amtico tiled floor. Bathroom accessories. Downlighters. Window.

**LOFT:** A folding wooden pull down ladder gives access to the partially floored loft.

**OUTSIDE:** To the front is an easily maintained landscaped garden in lawn. A long driveway, that has adequate space for parking several vehicles, leads to the main door and the detached double garage. A wooden gate gives access through to a delightful large fully enclosed large private rear garden that is laid out attractively for ease in maintenance in lawn with a paved sun terrace. A shed is included. External lighting.

**GARAGE:** Double garage with electronic up & over door. Power, light & water.



# Property Professionals

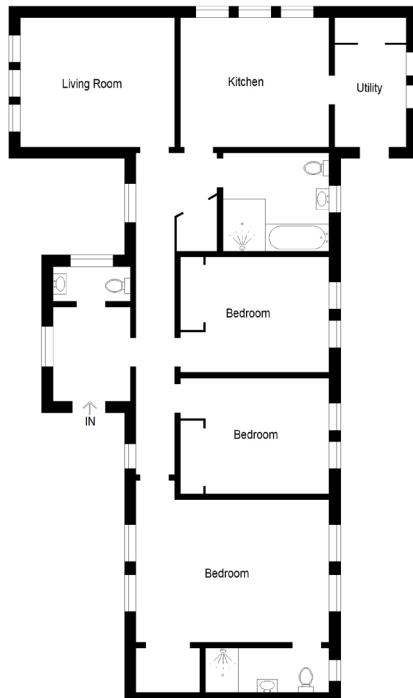


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