



37 Burnett Drive, Arbroath, DD11 5FH

**SUPERIOR
DETACHED VILLA**



Key Features

- Immaculately presented spacious family home • Prime location
- Neat gardens & off street parking • Double glazing & gas central heating



OFFERS AROUND
£177,000

Property Description

RECEPTION HALLWAY: Enter through attractive White double glazed front entrance door into the spacious welcoming hallway. Laminate flooring A stairway with white balustrade leads to upper floor accommodation. Feature dado rail. Large useful storage cupboard with cloakpegs and piped for water.

CLOAKROOM: Approx. 6' 10" x 5' 6". A generously sized Cloakroom which has been fitted with two piece white suite comprising w.c. and wash hand basin. Partially tiled. Bathroom accessories. Downlighters. Window.

LOUNGE: Approx. 12' 7" x 8' 8". A most attractive leaded split pane effect glass door gives into this particularly stylish bright and airy, Lounge of generous proportions that has been decorated to a high standard. Further enhanced by French glazed doors leading out to the rear garden. Large under stair storage cupboard. A co-ordinating door leads into the Kitchen and Dining/Family area.

KITCHEN: Approx. 16' 7" x 8'. A feature of this home is the superb well appointed kitchen which has been fitted with both base and wall mounted units in a Light Beech colour. Chrome coloured accessories. Ample worktop surfaces in a Black granite colour. Stainless steel sinktop. Contrasting wall tiles. Incorporating Gas hob with electric oven below and extractor above. Integrated automatic washing machine and dishwasher. A window overlooks the rear garden and door leads out. Open to the Dining/Family area.

DINING/FAMILY AREA: Approx. 8' x 7'. A very charming, freshly decorated, dining/family area that has large window which overlooks the front of the property. Ample space for table & chairs.

UPPER FLOOR: Spacious gallery landing with a window. An aluminium pull down gives access to large floored loft that has a power & light. Storage Cupboard with hanging space and shelving.

MASTER BEDROOM: Approx. 12' 6" x 11' 3". This is a beautifully presented, excellent sized double bedroom that has tasteful décor. Large rear facing window. Triple fitted wardrobe with sliding mirror fronted doors. Door to En Suite.



EN SUITE SHOWER ROOM: Approx. 6' 2" x 4' 10". Great addition, is this en suite shower room which is fitted with two piece white suite. Bathroom accessories. Separate tiled shower enclosure with glass folding doors that have chrome coloured trim. Window.

BEDROOM 2: Approx. 11' 10" x 9' 10". This is a very pleasant generously proportioned, freshly decorated, double bedroom with a window overlooking the front of the property.

BEDROOM 3: Approx. 12' 7" x 9' 11". A highly impressive well proportioned tastefully decoration double bedroom. A window has a pleasing overlooking the rear of the property.

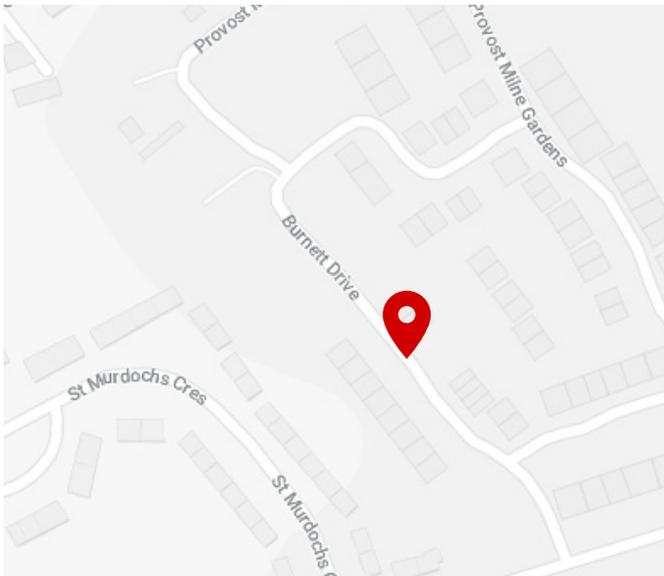
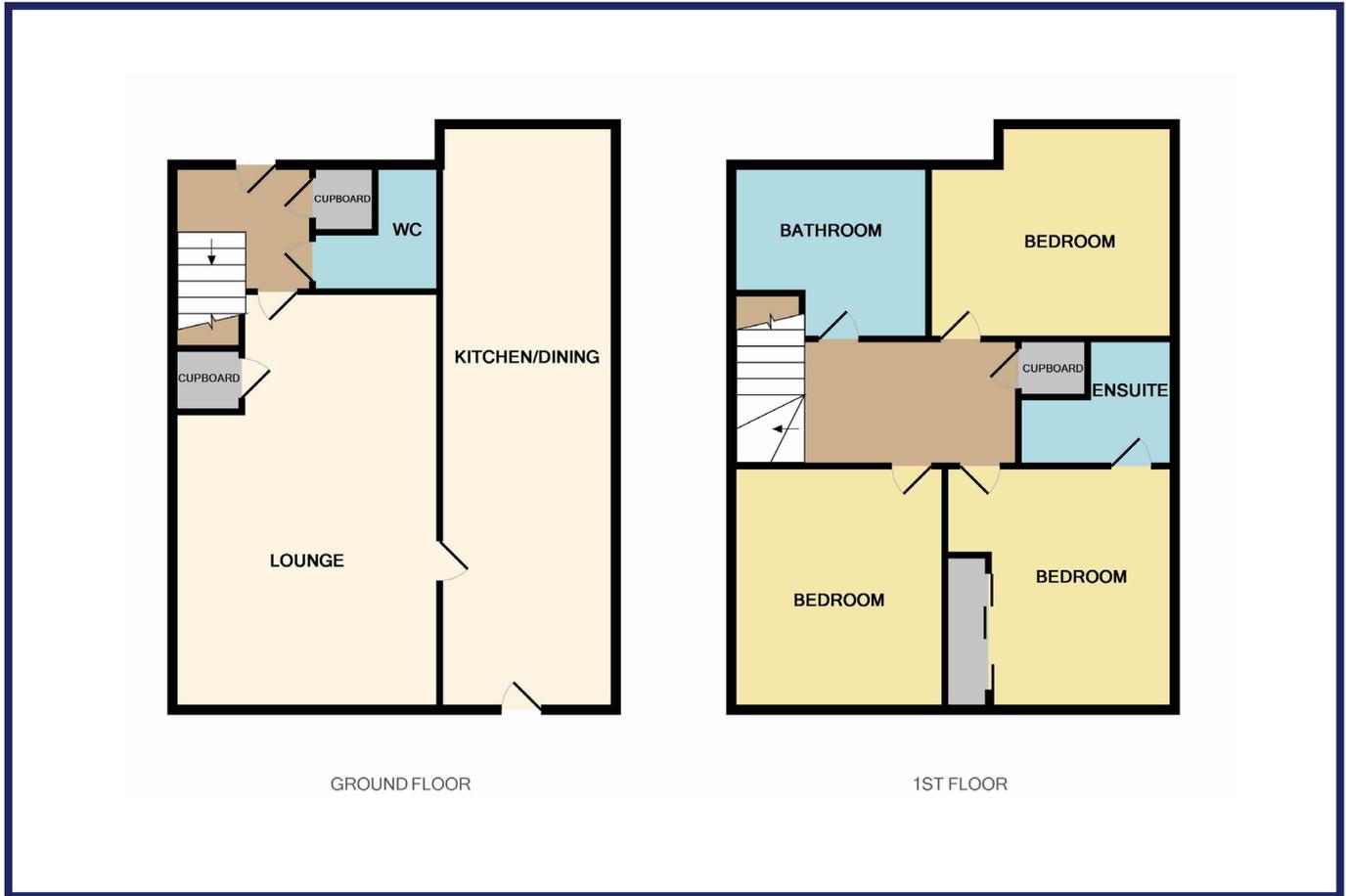
FAMILY BATHROOM: Approx. 8' 6" x 6' 6". A lovely family bathroom fitted with three piece white suite comprising w.c., bath & wash hand basin. Bathroom accessories. Beautiful contrasting wall tiles complement the suite. Window.

LOFT: An aluminium "Ramsay" pull down ladder gives access to the large floored loft that has power & light.

OUTSIDE: To the front is a coloured monoblock driveway which has off street parking for a couple of vehicles. An area of garden to side is attractively laid out in lawn with a tree. A gate gives access through to a wonderful and very private enclosed garden which is laid out attractively in lawn with a monoblocks and a charming sun terrace. A shed is included. External lighting. Outside tap connection.



Property Professionals



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.

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