



**9 Thornton Gardens, Arbroath,
DD11 3DX**

**SUPERIOR
DETACHED VILLA**



Key Features

- Stunning extremely spacious family home • Maintained to high standard
- Wonderful gardens, 2 driveways & garage • Gas central heating & double glazing



**OFFERS AROUND
£235,000**

Property Description

COVERED AREA: A covered area that has a tiled step.

ENTRANCE VESTIBULE: Enter through substantial front white UPVC double glazed entrance door with side screen into the Vestibule. Meter cupboard.

RECEPTION HALLWAY: A glazed door leads into this attractive and spacious welcoming Reception Hallway. Under stair cupboard. A stairway leads to the upper floor accommodation.

LOUNGE WITH DINING AREA: Approx. 21' 8" x 14' 5". An opaque glazed door leads into this particularly bright and generously proportioned Lounge. A large picture window has a pleasant outlook over the front of the property. Additional window overlooks the side. Attractive traditional marble fireplace with hearth and a pebble style electric fire. Corniced ceiling. Space for table & chairs.

BEDROOM 1: Approx. 12' 8" x 10' 9". A well-presented spacious double bedroom that has a window which overlooks the front of the property. Triple fitted wardrobe with sliding mirror fronted doors. Corniced ceiling.

DINING ROOM/4th BEDROOM: Approx. 11' 4" x 10' 9". A most appealing room of generous proportions, which could be utilised to provide a variety of purposes. A window as an outlook to the rear. Corniced ceiling.

SHOWER ROOM: Approx. 7' 10" x 5' 3". A beautiful shower room with modern white w.c. & substantial fitted vanity unit in a white high gloss finish, white top and incorporates the wash hand basin. Large walk in shower enclosure with glass doors that have chrome coloured trim. Attractive wet wall covering with complements the shower room. Parador ceiling with downlighters. Tiled floor. High level window.

KITCHEN: Approx. 12' 6" x 7' 8". A modern well-appointed Kitchen which has been generously fitted with base and wall mounted units in a Light Beech colour. Pull out carousel unit. Chrome accessories. Ample contrasting worktop surfaces in a Cream colour. Cream coloured sink top with mixer tap. Attractive wet wall covering. Incorporating ceramic with double electric oven. Integrated fridge/freezer & dishwasher. Tiled flooring. Window to the side. Parador ceiling with spotlight track. Double glazed door to the Garden Room Room.



GARDEN ROOM: Approx. 11' x 8' 2". A most impressive well-proportioned glazed garden room that has an enviable outlook towards the rear garden. 'Cathedral style' sloping ceiling. Pine panelling to dado level. Tiled floor. Double glazed door leading out.

UPPER FLOOR: Spacious galleried landing with access to the eave's storage space.

BEDROOM 2: Approx. 12' x 10'. This is a splendid, excellently sized double bedroom which has a pleasant outlook over the rear of the property. Two fitted wardrobes that have louvre doors, top store above and dressing unit. A door gives access into the large useful walk in cupboard.

SHOWER ROOM: Approx. 10'11" x 4' 6". Well presented with modern two-piece white suite incorporating w.c. and vanity unit in a light beech colour with granite effect top, incorporates the wash hand basin. Chrome coloured accessories. Large shower enclosure with glass doors that have chrome coloured trim. Beautiful complementary wet wall covering. Velux roof window. Wall mounted chrome coloured towel radiator. Tiled floor.

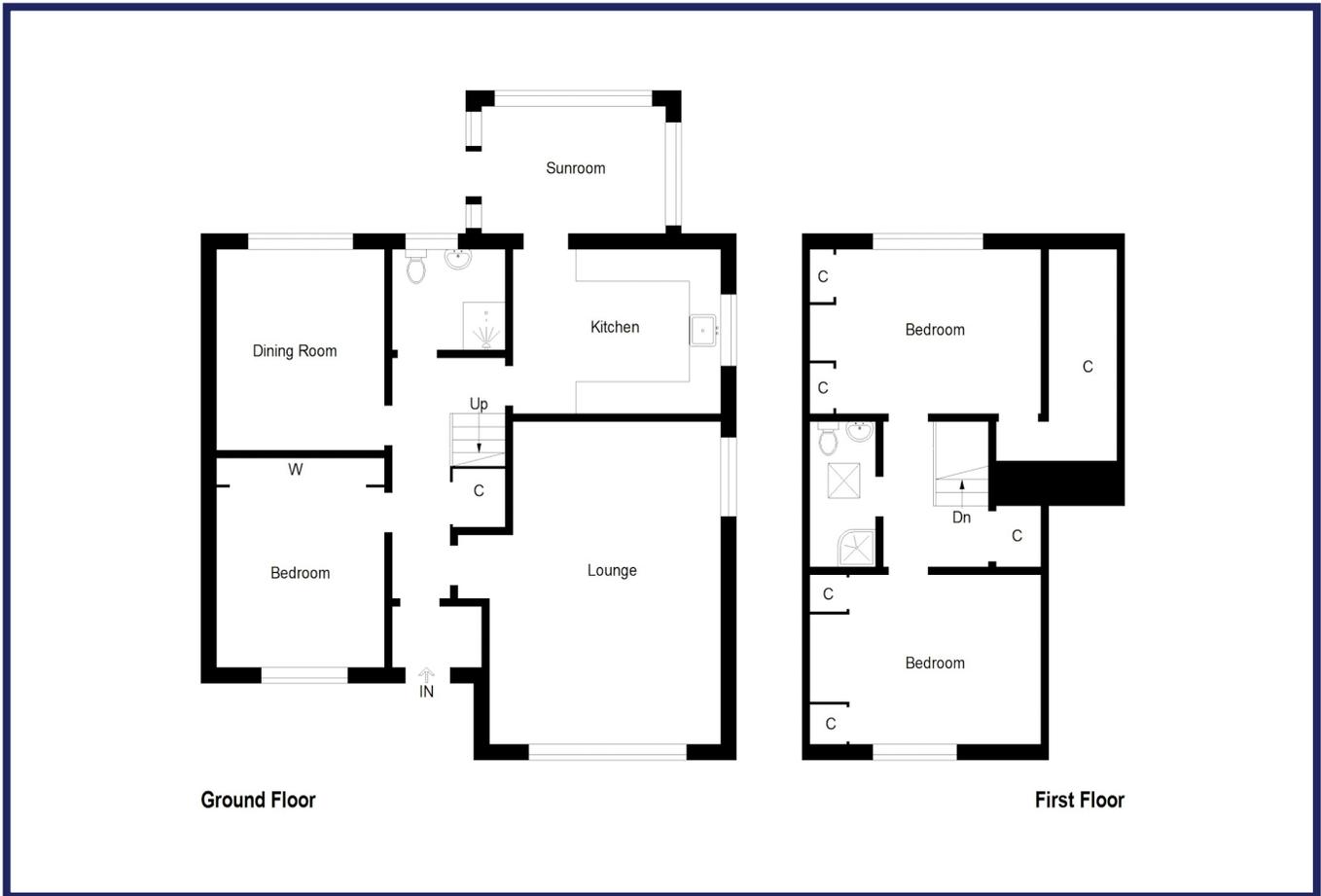
BEDROOM 3: Approx. 11' 10" x 9' 1". An attractively presented double bedroom which has a window overlooking the front. Two fitted wardrobes that has louvre doors with top store above and dressing unit.

OUTSIDE: The front and side gardens are laid out attractively in lawn, beautiful assorted trees, shrubs, bushes and flowers with a pathway leading to the main door. A driveway leads to the garage. An access leads through to a delightful fully enclosed and very private easily maintained rear garden which is laid out neatly in lawn with an assortment of shrubs, bushes. And flowers. In addition, there is a paved sun terrace and a further driveway. External lighting. Outside tap connection.

GARAGE: Substantial garage with power and light.



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.

Connelly & Yeoman
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