Connelly & Yeoman

Solicitors Estate Agents

3 DOUGLAS AVENUE, ARBROATH, DD11 4JQ

SUPERIOR DETACHED VILLA

Key Features

- Attractive features. Decorated to a high standard
- Well appointed kitchen & large utility room
- Large rear enclosed garden
- Gas central heating. Double glazed windows and exterior doors

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OFFERS AROUND

£305,000

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Property **Description**

RECEPTION HALLWAY:
Enter through a substantial front entrance door with glazed inset into the spacious and welcoming Reception Hallway which has been neutrally decorated. Storage Cupboard. Wooden flooring.

CLOAKROOM:
Approx. 6'5" x 3'2". Fitted with a 2 piece white suite. Feature tiling. Window. Wooden flooring.

LOUNGE:
Approx. 16' 4" x 13' . This beautifully presented, bright and airy magnificent sized room has been decorated to a high standard and has sliding French doors which lead out to the rear garden. Corniced ceiling.

DINING AREA IN LOUNGE:
Approx. 10'1" x 9'5". Ample space for table and chairs. Bay window overlooking the front of the property. Wood flooring continues.

KITCHEN:
Approx. 12' 4" x 12' 1". A feature of this home is the well-appointed kitchen which has been fitted with floor and wall mounted units in a modern Champagne High Gloss finish. Ample contrasting worktop surfaces in a wood effect finish. Incorporating large range with Gas Hob, Double Ovens & Extractor Canopy over. Contrasting brick effect tiled splash back. Integrated fridge and dishwasher. Door leads through to the Utility Room.

UTILITY ROOM:
Approx. 12'1" x 5'3". The high gloss units continue through from the kitchen to provide further storage space. Plumbed for automatic washing machine and space for tumble dryer and fridge freezer. Stainless steel sink and drainer. Door leads to the rear garden.

BEDROOM 1/ OFFICE:
Approx. 10' 1" x 9' 9". A versatile and well proportioned room which overlooks the front of the property. Wooden floor.

FAMILY ROOM:
Approx. 19'5" x 16'7". A stunningly bright, spacious, modern room with sliding French doors leading out to the garden. Wood flooring and downlights.

GYM/GAMES ROOM:
Approx. 19'5" x 9'9". Great space which could have a variety of uses. Overlooking the front of the property.

UPPER FLOOR:
On the stairway there is a velux roof window that allows additional light to flow in. The upper floor spacious landing. Useful walk in cupboard.

GALLERY LANDING:
A bright and neutrally decorated space which could be utilised as a Study. Window. Airing Cupboard. Access to attic.

MASTER BEDROOM:
Approx. 16' x 10'6". Beautiful room which has tasteful décor. Triple fitted wardrobes with mirrored sliding doors. Window overlooks the front of the property.

EN SUITE SHOWER ROOM:
Approx. 6'9" x 6'7". Modern En Suite with separate shower unit and wood effect vanity units fitted around the wash hand basin and w/c. Chrome wall mounted towel rail. Extractor.

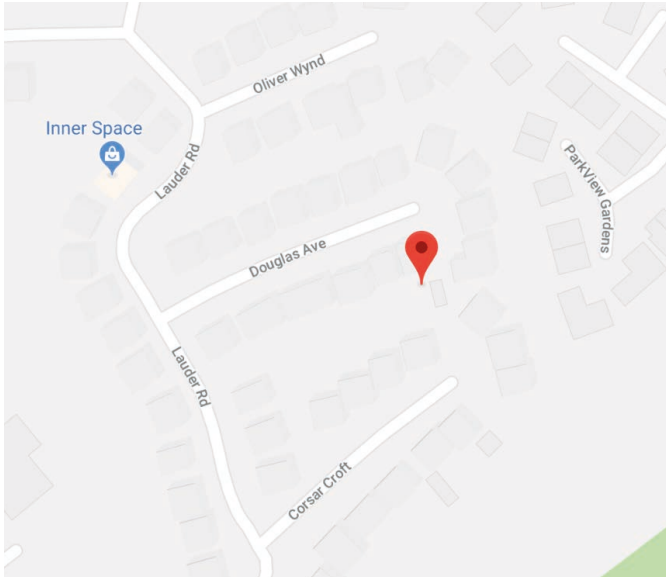
BEDROOM 3:
Approx. 10' 9" x 9' 7" . Another good sized double bedroom which has a rear facing roof window.

BEDROOM 4:
Approx. 19'6" x 9'7". A lovely bright bedroom with fresh décor and fitted wardrobes with mirrored sliding doors.

FAMILY BATH ROOM:
Approx. 6' 10" x 6' 1". Fitted with a 3 piece white suite comprising of w/c, wash hand basin and bath with shower over and glass screen. Partially tiled. Chrome wall mounted towel rail. Roof window.

BEDROOM 5:
Approx. 13' 4" x 9' 6". This is a particularly splendid bright and airy bedroom which overlooks the front garden. Built in wardrobes with sliding mirror fronted doors.

Property Professionals



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