Connelly & Yeoman

Solicitors Estate Agents

31 HOSPITALFIELD GARDENS, ARBROATH DD11 2LW

SUPERIOR DETACHED VILLA

Key Features

- Highly impressive thoughtfully altered extended spacious versatile family home.
- Situated on small select residential area.
- Open plan lounge, dining area & new kitchen.
- Gas central heating. Double glazing.
- Courtyard parking area. Beautiful gardens.

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OFFERS OVER

£205,000

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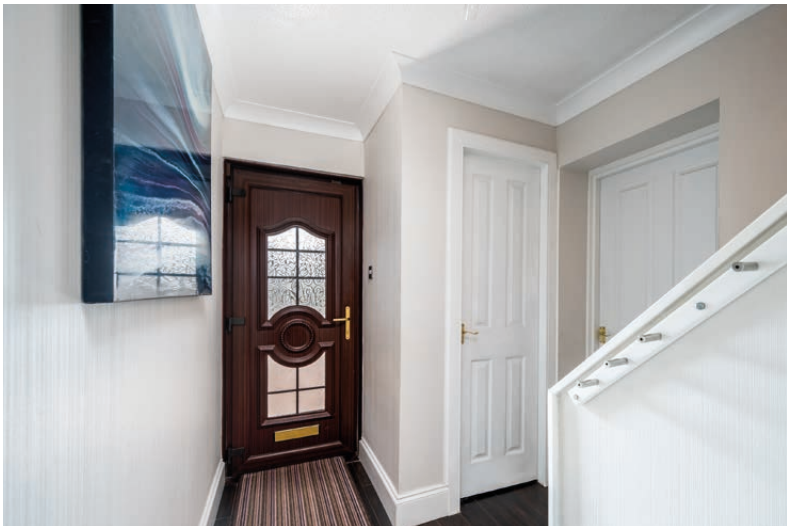
Property **Description**

This is a highly impressive Superior Detached Villa has been thoughtfully altered and extended by the existing owners to create such a wonderful stylish, generously proportioned, versatile family home on two levels. The house occupies an enviable commanding position within a small established residential area to the west side of the town which is convenient for Muirfield Primary School and local transport. The property has been maintained and decorated to an exceptionally high standard, with many additional attractive features including the open plan Lounge, Dining Area, the beautiful well appointed Kitchen and the stunning Family Bathroom. There are enjoys the benefits of gas central heating, double glazed windows, laminate flooring and lovely white hardwood internal doors and finishings. To the front is a large courtyard parking area that has adequate space for parking several vehicles, attractively laid out in coloured monoblocks. To the rear is a delightful large enclosed well mature garden that is laid out neatly in lawn, shrubs & bushes with a patio area in coloured chipped stones. An additional area to the side, is laid out in coloured chipped stones with shrubs and bushes. Two sheds are included. External lighting. Outside tap connection. Viewing this most desirable home internally is absolutely essential to fully appreciate.



ACCOMMODATION
Ground Floor: Porch, Reception Hallway, W.C./Cloaks, Double Bedroom/Family Room, Open plan Lounge, Dining Area & Kitchen.
Upper Floor: Gallery landing, 3 further Bedrooms & Bathroom.

PORCH:
Enter through an attractive double glazed front entrance door into Glazed Porch. Laminate floor.

RECEPTION HALLWAY:
A split pane glazed door leads into the attractive Reception Hallway. Corniced ceiling. Laminate flooring. A stairway leads to the upper floor accommodation.

W.C./CLOAKS:
Approx. 5' 1" x 3'. With white w.c. & vanity unit incorporating the white wash basin. Bathroom accessories. Wall mounted chrome coloured towel radiator. Window. Laminate flooring.

BEDROOM 1/ FAMILY ROOM:
Approx. 15' 11" x 7' 7". Great addition to this property is the converted garage to create this large modern room. A window has a pleasant outlook towards the front. Down lights. Access to a large floored loft.

LOUNGE:
Approx. 25' 1" x 14' 8". A door with glazed panel gives access into a particularly charming brigh5t and airy good sized room which has been tastefully decorated. A large picture window overlooks the front garden. Corniced ceiling. Open to the Dining Area. Under stair storage. Cupboard. Laminate flooring. Open to the Dining Area.

DINING AREA:
An impressive Dining Area which has co-ordinating decor and overlooks the rear garden. Corniced ceiling. Ample space for table & chairs. Laminate flooring. French glazed doors lead out to the garden. Open to the Kitchen.

KITCHEN:
Approx. 15' 5" x 8' 10" . A feature of this home is the beautiful, well-appointed kitchen which has been fitted with base and wall mounted units in a Cream High Gloss finish. Chrome coloured accessories. Ample worktop surfaces in solid wood. Two round stainless steel sinks. Incorporating gas hob & extractor canopy over. Stainless steel splashback. Double electric oven. Integrated fridge/freezer, dishwasher, automatic washing machine & tumble dryer. Window overlooking the rear. Down lighters. Additional small window. Laminate flooring. White double glazed door leads out to the rear garden.

UPPER FLOOR:
Spacious gallery landing with balustrade. All rooms lead off. Access to the loft.

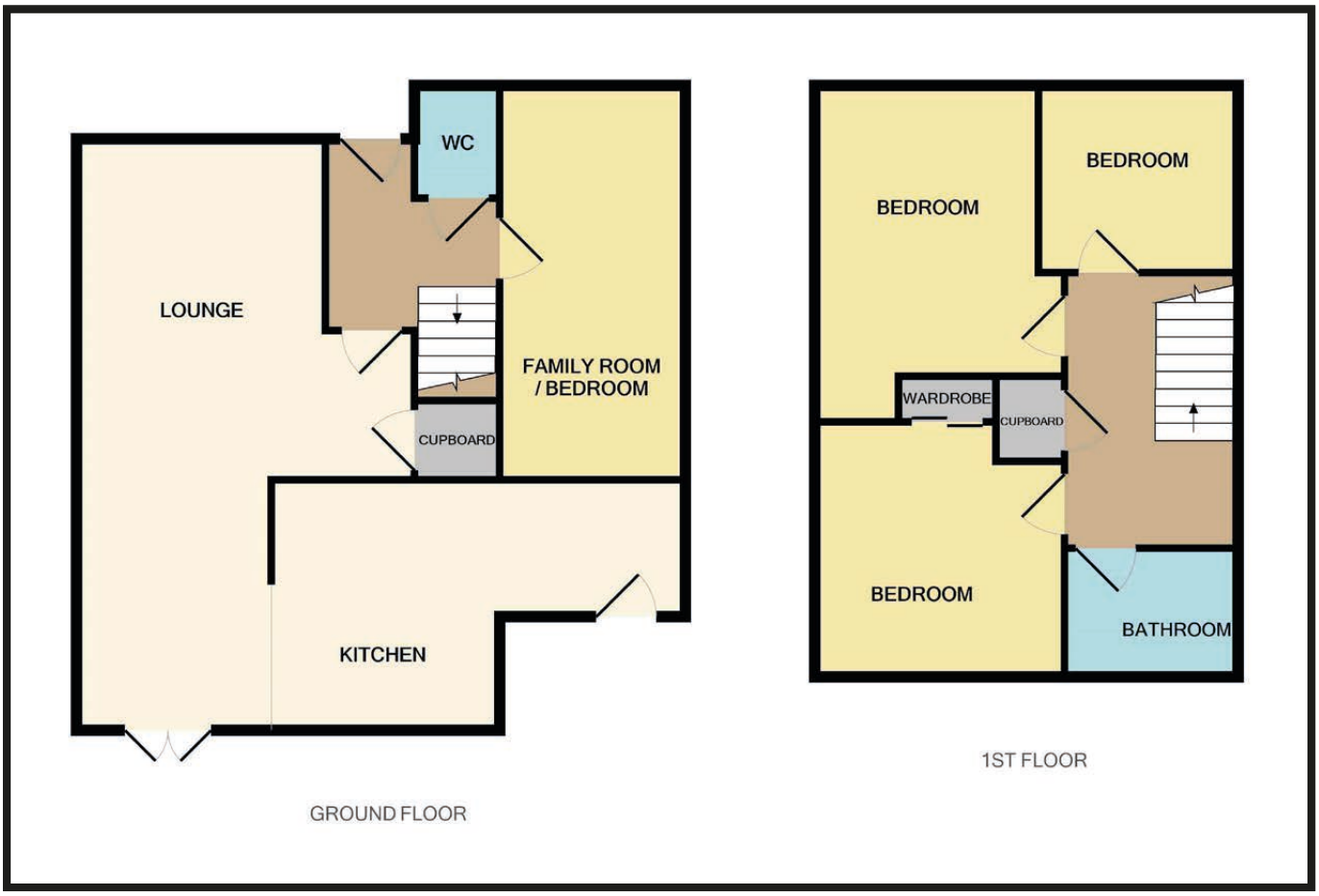
BEDROOM 2:
Approx. 11' 8" x 10' 5". This is an immensely appealing rear facing bedroom of generous proportions. Double built in wardrobe with sliding mirror fronted doors. Laminate flooring.

BEDROOM 3:
Approx. 11' 4" x 8' 5". A beautifully presented bright and airy, excellently sized double bedroom which has a pleasing outlook over the front. Recess. Corniced ceiling. Downlighters.

BEDROOM 4:
Approx. 8' 8" x 8'. This is a bright, well proportioned, front facing bedroom that has fresh decoration. A window overlooks the front of the property. Display shelving.

FAMILY BATHROOM:
Approx. 6' 9" x ' 5". A particularly stunning family bathroom with a new three piece suite. Substantial fitted vanity unit in a white high gloss finish, incorporating the wash hand basin. Shower unit over the bath with screen. Attractive contrasting wet wall covering complements the suite. Window. Wall mounted chrome towel radiator. Tiled Floor. Spotlight cluster.

Property Professionals



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