



59 KEPTIE ROAD, ARBROATH, DD11 3EF

END OF TERRACE VILLA



### Key Features

- Impressive extended Victorian villa • Set within a very desirable area of Arbroath
- Stunning extension with open plan Family/Kitchen/Dining Room • Beautiful spacious rooms with many traditional features
- Enclosed gardens with detached double garage



OFFERS OVER  
**£339,500**

# Property Description

This impressive Victorian END OF TERRACE VILLA is located within a very desirable area of Arbroath and is presented to the market in excellent move-in condition having been transformed into a highly desirable family home with the addition of a stunning spacious family/kitchen/dining area with glass wall and French doors leading into the secluded garden, a wc, luxurious bathroom, and shower room serving each floor, as well as gas central heating, double glazing and underfloor heating. This adds to the original property which offers a spacious lounge, dining room/home office, and 5 bedrooms. The property is still adorned with many traditional features including ornate cornicing, ceiling rose, original doors and finishings. Outside are easy to maintain gardens to the front and rear with a large double garage, with two electric roller doors, power, light, shower and water tap. In the rear garden there is a secluded sunny area housing a hot tub with waterproof gazebo cover (available by separate negotiation) and a log store.

## ACCOMMODATION:

Reception Hallway, Lounge, Dining Room/Play Room/Home Office, Open plan Family/Kitchen/Dining Room, wc, Luxurious Bathroom, 5 Bedrooms, Shower Room

## VESTIBULE:

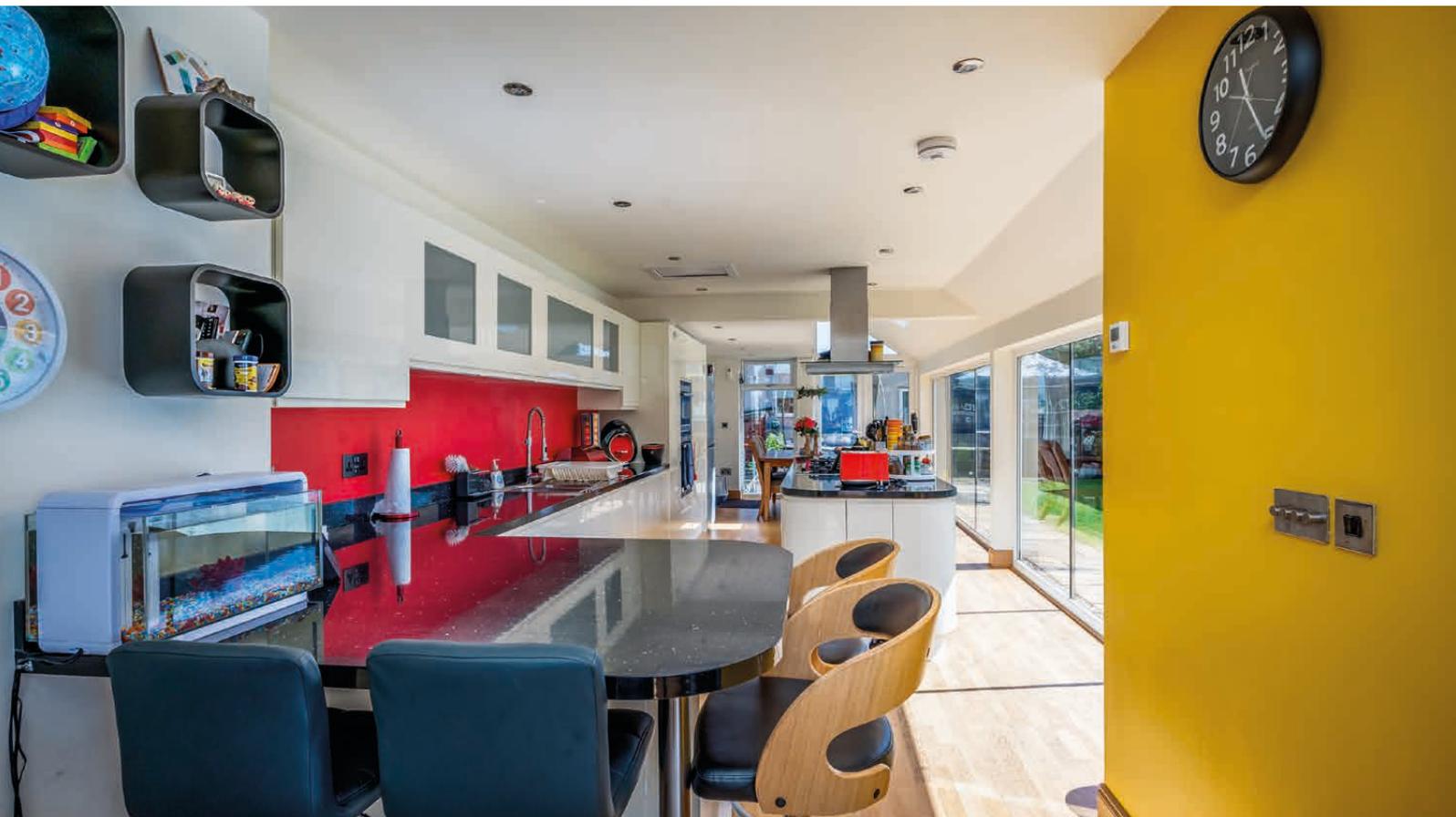
A substantial entrance door leads into the vestibule which has an original quarry tiled floor, ornate cornicing and a glass panel door with glass side panel leading into the reception hallway.

## RECEPTION HALLWAY:

A most impressive hallway adorned with many traditional features including ornate cornice, ceiling rose, deep skirtings and a stunning wooden staircase leading to the upper floor.

## LOUNGE:

Approx. 13'8 x 19'8 This is a most impressive lounge with large bay window and delightful stylish décor which compliments the original features including ornate cornice, ceiling rose and picture rail. There is an arched alcove with under storage and a wood burning stove set on a marble hearth, with wooden surround incorporating a mirror. TV point and two radiator.



# Property Description

## **DINING ROOM:**

Approx. 13'8 x 12'9 A spacious dining room which is presently utilised as a home office where there is a rear facing window, ornate cornicing, ceiling rose and one wall complete to a shelved display unit with under storage. Radiator.

## **WC:**

Approx. 3'4 x 9'5. A conveniently located downstairs wc which has a two piece white suite. There is an extractor fan, bathroom fittings, hardwood flooring. The electric fuse box and security alarm system are located here.

## **REAR HALLWAY:**

Large walk-in cloaks cupboard with shelving and light and there is access from this hallway into the rear garden.

## **OPEN PLAN FAMILY ROOM/KITCHEN/DINING ROOM:**

Approx. 44' x 11'10 This is a most impressive addition to this magnificent family home and offers an exceptionally bright and spacious area ideal for todays modern living. The family area is the perfect size for family time with ample room for furnishings and a window looking out into the garden. Following on from here is the impressive kitchen, with stunning island and breakfast bar, providing a delightful outlook from the large glass wall into the secluded garden. The kitchen is fitted with wall, base and glass display units incorporating a NEF oven and combination microwave oven, an integrated dishwasher, washing machine, fridge freezer and wine cooler. The island houses a 5 burner gas hob with glass and stainless steel hood above, and there are numerous units providing ample storage. There is under unit and floor level lighting, spotlights to the ceiling and hardwood flooring with under floor heating. The dining area provides ample room for table and chairs. There is a remote control Velux window and from here there are French doors leading out into the garden.

## **UPPER HALLWAY:**

A split level stairway gives access into the luxurious family bathroom and into a loft space and then continues to the first floor where there is a coloured glass access hatch leading into an additional loft.

## **BATHROOM:**

Approx. 10'8 x 15'9 A very luxurious family bathroom finished with modern tiling and wet wall and Karndean flooring with electric underfloor heating. There is a vanity unit, with mirror and light incorporating the wash hand basin and a vanity incorporating the wc, an impressive double ended bath with waterfall and hand held attachment, and a 1½ corner shower cubical housing a power shower, towel rail and radiator, parador ceiling with spotlights and two side facing windows offering an abundance of natural light.

## **BEDROOM 1:**

Approx. 13'8 x 19'8 A bright generously proportioned master bedroom with a bay window offering a pleasant outlook over the front garden and surrounding area. Ornate cornicing and ceiling rose, deep skirtings and a radiator.

## **BEDROOM 2:**

Approx. 13'8 x 13'2 This is a well presented, spacious double bedroom which overlooks the rear of the property with a shelved storage cupboard, cornicing and a radiator.

## **BEDROOM 3:**

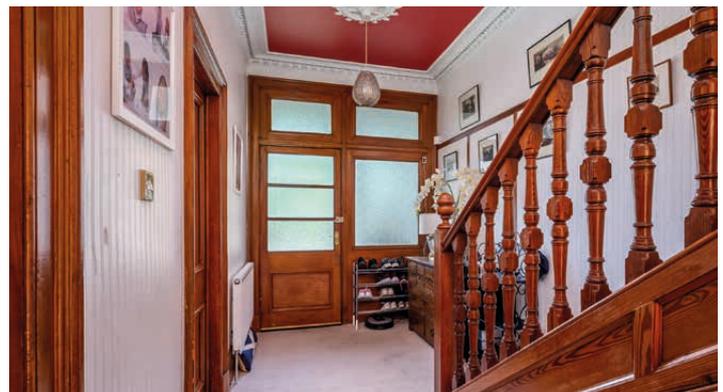
Approx. 7'6 x 9'9 Front facing bedroom with cornicing and a radiator.

## **UPPER HALLWAY:**

Access into the eves for storage and an access hatch, with Ramsay style ladder, leading into a partly floored loft.

## **SHOWER ROOM:**

Approx. 6'5 x 6'4 Front facing Velux window. A well presented modern shower room with a vanity to the wash hand basin and wc, a corner shower cubical with modern wet wall and power shower, Parador ceiling with spotlights and a heated towel rail.





**BEDROOM 4:**

Approx. 13' x 16'9 An exceptionally bright and spacious bedroom with a front facing bay window, cornicing and a radiator.

**BEDROOM 5:**

Approx. 13'5 x 14'4 A well presented spacious bedroom with bay window offering a delightful outlook over the surrounding area and the countryside beyond. There is cornicing and a radiator.

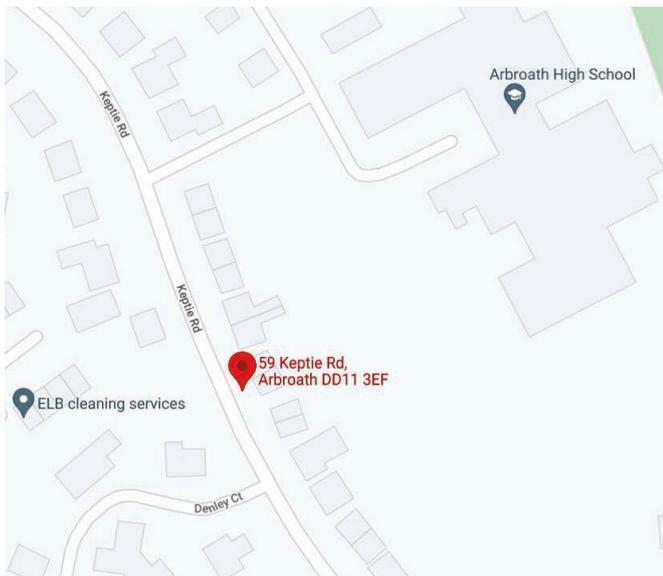
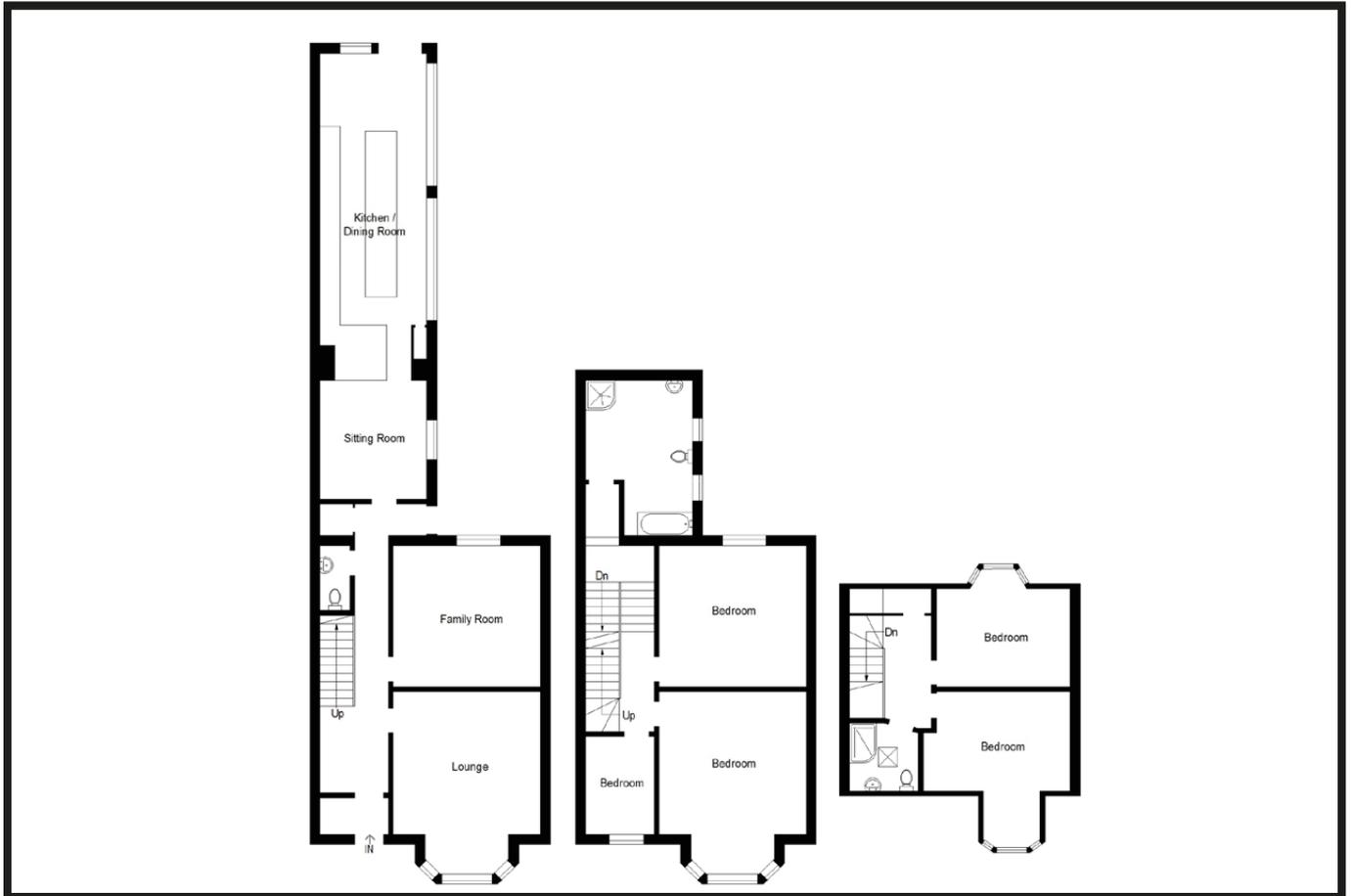
**GARAGE:**

Approx. 26' x 21'6 A spacious garage with two remote control roller doors, a rear facing window, electricity, light, an electric shower and water tap.





# Property Professionals



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