



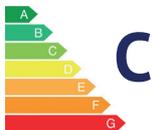
**62 PROVOST MILNE GARDENS,
 ARBROATH, DD11 5FG**

**DETACHED
 VILLA**



Key Features

- Superior Detached Villa in a popular residential area
- Spacious family home presented in immaculate condition • Gas central heating & double glazing
- Front & rear gardens with Summerhouse and Hot Tub included



OFFERS OVER

£250,000

Property Description

This immaculately presented SUPERIOR DETACHED VILLA provides deceptively spacious family accommodation on two levels and is ideally situated within a select and much sought-after residential area of the town, close to many local amenities and services including open parkland, beach and popular Arbroath cliff walks, yet is within easy walking distance of schools, local shops and all town center amenities. This stylish home has been maintained and decorated by the present owners to a high standard, with many additional attractive features, including the conversion of the garage into a bright family room, a splendid, recently installed kitchen with integrated appliances, a welcoming spacious lounge with dining area, and a stunning family bathroom. There are 4 generous size double bedrooms, with an en-suite shower room in the master bedroom and a Jack & Jill shower room accessed by bedrooms 3 and 4. The property also enjoys the benefits of gas central heating and double glazing with carpets, flooring and blinds included in the sale. To the front is a lawned area with a double lock block driveway providing parking for two cars. To one side is a purpose built shed with front and rear doors, and an additional path leading to the enclosed rear garden which has a sunny raised decked seating area, a large slabbed entertainment area with summerhouse and hot tub (included) and a lawned garden area.

ACCOMMODATION

Ground Floor: Reception Hallway, WC, Lounge with Dining Area, Family Room and Dining Kitchen,

Upper Floor: Master Bedroom, En Suite Shower Room, 3 Further Double Bedrooms, Jack & Jill Shower Room & Family Bathroom.

RECEPTION HALLWAY:

Entry is via an attractive white double glazed front entrance door into a spacious welcoming hallway with tiled flooring, a wooden staircase leading to the upper floor and an under stair storage cupboard housing the electric fuse box, and a radiator.

WC:

Approx. 8'2 x 3'7. A generously sized wc comprising of a two piece white suite with an Expelair, radiator, side facing window and tiled flooring.

FAMILY/PLAY ROOM:

Approx. 7'10 x 16'2. A generous family/play room with front facing window, spotlights to the ceiling, a radiator and a useful storage cupboard housing the gas central boiler.

LOUNGE WITH DINING AREA:

Approx. 10'4 x 27'1. Entry is via a glass panel door into this most attractive, bright and very spacious lounge with dining area. There are windows to the front and rear, engineered laminate flooring, 3 radiators and TV point. The dining area has ample room for a table and chairs and there is access from here into kitchen.

DINING KITCHEN:

Approx. 16'2 x 9'2. A feature of this home is the superb well-appointed kitchen which has been fitted with modern base and wall units with under unit lighting, and coordinating work surfaces incorporating a coloured sink with shower mixer tap. There is a stainless steel electric oven and combination microwave oven, gas hob with stainless steel extractor hood above, an integrated fridge and freezer, dishwasher and washing machine. The kitchen overlooks the rear garden and also has patio doors leading into the garden. There is a glass fronted display cupboard with light, spotlights to the ceiling and a radiator.

UPPER FLOOR:

Bright spacious upper hallway with a shelved storage cupboard, a cupboard housing the water tank and access into the partly floored loft via a Ramsay style ladder. Radiator.

MASTER BEDROOM:

Approx. 12'5 x 13. This is an immensely appealing excellently sized master bedroom that has tasteful décor. Large front facing window, two shelved and hanging wardrobes, laminate flooring and an alcove area with TV point, and a radiator.



EN SUITE SHOWER ROOM:

Approx. 6'7 x 5'6. A well-presented, side facing shower room which is fitted with two piece white suite with a double shower cubicle housing a power shower. The shower room is finished with modern tiling, bathroom fitments, an Expelair, and a radiator.

BEDROOM 2:

Approx. 10'5 x 9'5. This is a generous size double bedroom with ample room for furnishings, a rear facing window, and a radiator.

BEDROOM 3:

Approx. 14'2 x 9'5. An extremely attractive well-proportioned double bedroom with two front facing windows, a shelved alcove area with spotlight, and a radiator. Door leading into the Jack & Jill shower room.

BEDROOM 4:

Approx. 8'7 x 11'4. A bright spacious double bedroom which overlooks the rear garden. Radiator. Door leading into the Jack & Jill shower room.

JACK & JILL SHOWER ROOM:

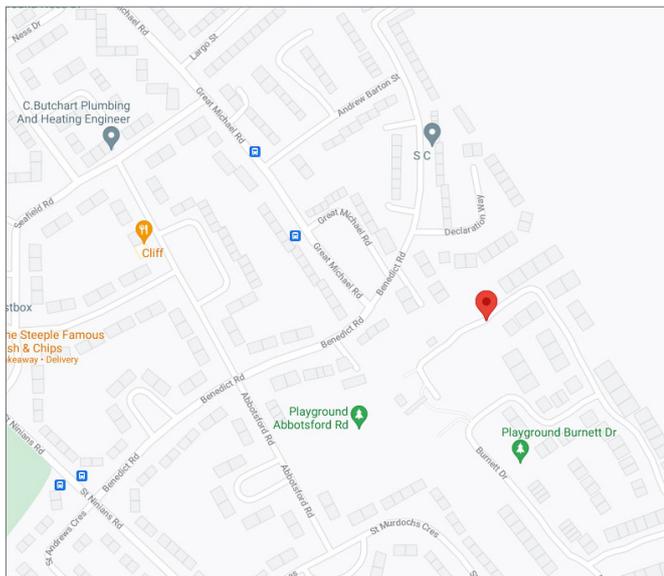
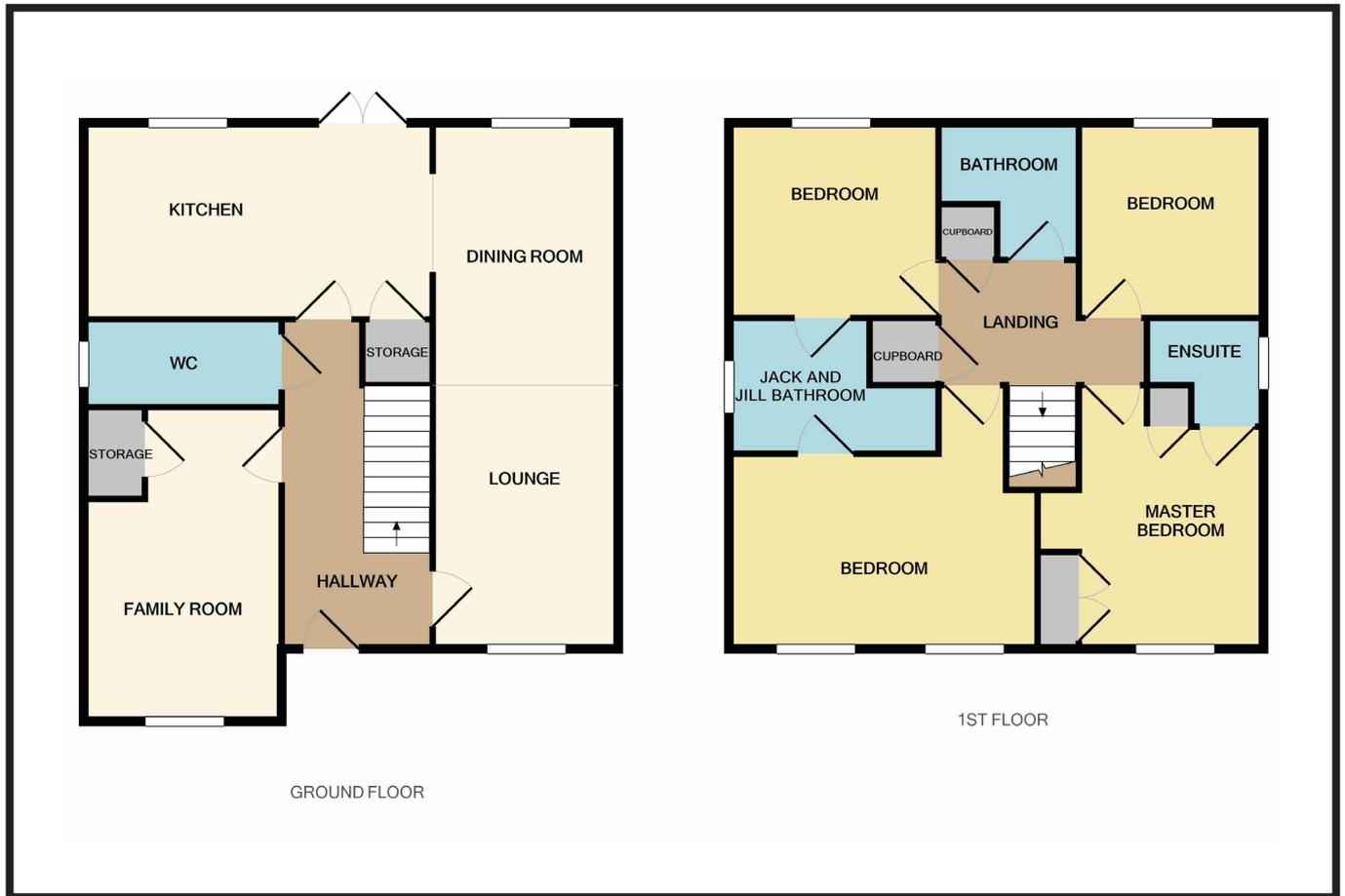
Approx. 5'9 x 5'6. A two piece white suite with a shower cubicle housing a power shower and finished with modern tiling. There are bathroom fitments, and a radiator.

FAMILY BATHROOM:

Approx. 7'5 x 7'6. A luxurious family bathroom with a feature freestanding bath with floor mounted waterfall tap with shower attachment and modern tiled wall area. There is a wc and a vanity unit to the wash hand basin, tiled flooring, rear facing window, Expelair and a radiator.



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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