



**13 BANKHEAD CRESCENT,
ARBROATH DD11 2DP**

**SUPERIOR SEMI
DETACHED VILLA**



Key Features

- A particularly stunning stylish family home set in a much sought west end location.
 - Affording generous accommodation maintained & decorated to high standard
 - Gas central heating. Double Glazing.
- Landscaped Gardens. Patio. New decking. Summer House. Shed. Driveway. Garage.



OFFERS OVER
£195,000

Property Description

Situated within a much sought after residential area to the west end of the town close to Schools, and other amenities, this immaculate and beautifully presented SUPERIOR SEMI DETACHED VILLA has generously proportioned family accommodation on two levels. The subjects, which are in superb order and have been tastefully decorated by the existing owners to an exceptionally high standard. The property has many additional attractive features, including a well appointed Kitchen, Bathroom and stunning newly installed en suite shower room. The property enjoys the benefits of Gas Central Heating, Double Glazed Windows and external doors. To the front is an easily maintained landscaped garden laid out neatly in a lovely assortment of shrubs, bushes and flowers. A driveway leads to the garage which has power. A link gate leads into a delightful fully enclosed and very private garden which is a natural sun trap and has raised flower beds, a patio area, new decking which is painted in a trendy Sage Green matching the Summer House and Shed which have power and are to be included in the sale. Viewing this most desirable home internally and externally is absolutely essential to fully appreciate the space and quality of finishings which are on offer.

ACCOMMODATION:

Entrance Hallway, Lounge, Dining Room, Kitchen & Family Area, Bedroom & Bathroom.

Upper Floor: Master Bedroom with En Suite Shower Room, Further Bedroom.

ENTRANCE HALLWAY:

Enter through substantial U.P.V.C. double glazed front entrance door into the extremely attractive Hallway. Small window. Understair cupboard with louvre door where new boiler is installed (12years warranty). Karn Dean flooring. Stairway with balustrade leads to the upper floor accommodation.

LOUNGE:

Approx. 13' 9" x 11' 7". This is a most appealing, beautifully presented bright room with large picture window offering an outlook over the front. Laminate flooring. Corniced ceiling.

DINING ROOM:

Approx. 11' 8" x 8' 2". Charming room which has neutral decoration. Corniced ceiling with art deco detail. Wall panelling to dado level. Ample space for large dining table & chairs. Laminate flooring. Archway to the Family Area and kitchen.

KITCHEN & FAMILY AREA:

Approx. 15' 10" x 8' 10". A feature of this home is the splendid well-appointed kitchen and family area. The kitchen has been fitted with floor and wall mounted units in a cream colour. Ample worktop surfaces in an oak effect finish. Matching breakfast bar. Contrasting wall tiles. Plumbed for dishwasher & automatic washing machine. Electric oven, gas hob and new extractor. Laminate Flooring. Window overlooking the rear of the property. The family area is a lovely cosy area which could be utilised to provide a variety of purposes. French glazed doors lead out. Laminate Flooring.

BATHROOM:

Approx. 6' 9" x 6' 4". A lovely bathroom with three piece white suite comprising w.c., substantial built in Vanity Units in a white finish with wash hand basin, marble coloured top and Jacuzzi style bath. Shower unit over the bath and glass screen. Matching tiling complements the suite. Mirror with lighting above. Downlights. Wall mounted chrome towel radiator. Window.

BEDROOM:

Approx. 10' 3" x 8' 3" A delightful double bedroom which has fresh décor and a high level window Feature dado rail.

UPPER LANDING:

Stairway leading to upper floor with side window. Large useful store cupboard.



BEDROOM 2:

Approx. 10' 7" x 10' (at widest). This is a well presented generously proportioned rear facing double bedroom which has been decorated to a high standard in a Scottish theme. Currently being utilised as an office, this room benefits from having two build in storage cupboards. Further window with views over the side.

MASTER BEDROOM:

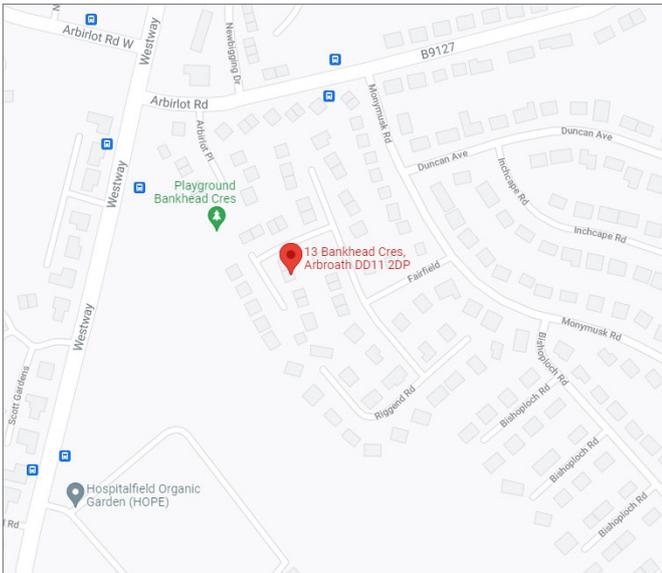
Approx. 12' 7" x 10' 2". A stunning, excellent sized bright and airy double bedroom which has a large window overlooking the front. A wall of bespoke wardrobes have been fitted with mirrored and opaque glass sliding doors. Door leads to the en suite.

EN SUITE SHOWER ROOM:

Approx. 8' 4" x 5' 5". A gorgeous shower room which has had a complete makeover. Done to a very high standard, now fitted with large walk in shower cubicle, contemporary wet wall, beautiful quality vanity units in a slate high gloss finish. Chrome wall mounted towel radiator. Parador style ceiling with downlights. Roof window.



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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