



15 WARSLAP AVENUE, ARBROATH, DD11 2DG

SUPERIOR DETACHED VILLA



## Key Features

- Superior detached villa with outstanding south facing views.
- Located in a very desirable West End location.
- Gas central heating. Double Glazing.
- Set within a large corner plot surrounded by beautiful garden grounds.
- Large driveway leading to a detached garage.



OFFERS OVER  
**£325,000**

# Property Description

Rare to the market, this SUPERIOR DETACHED VILLA provides excellent family accommodation and has the benefit of generously proportioned rooms, most of which command outstanding, south facing open views over the garden ground, surrounding countryside, and down the East Coast as far as St Andrews and beyond. Designed to take full advantage of its surroundings this delightful home is set within a very generous size corner plot and enjoys a well-positioned sunny seating area adjacent to the conservatory, a beautiful established rock garden, and sheltered lawn with greenhouse. This highly sought after area, to the West End of the town, is convenient for both primary and secondary schools, the sports centre, and cricket ground, as well as many local and national shops and super markets and enjoys easy access to Arbroath railway station and also onto the A92 dual carriageway to Dundee. This is a very well maintained home which has many attractive features, including an open fire in the lounge, and original glass doors and panels allowing for an abundance of natural light. There is also the benefit of gas central heating and double glazing. On the ground floor is a delightful spacious welcoming hallway with access into the lounge, dining room, conservatory, kitchen and conveniently situated wc. On the upper floor are generous size bedrooms, the master having an en-suite shower room, and a very spacious family bathroom with separate shower. Outside a large sweeping driveway provides parking for several cars and leads to a detached garage with two incorporated sheds. With beautiful, mature garden grounds surrounding this delightful family home viewing is highly recommended.

## ACCOMMODATION:

**Ground Floor:** Vestibule, Reception Hallway, Lounge, Dining Room, Conservatory, kitchen, WC,

**Upper Floor:** Master Bedroom with En-Suite, 3 Further bedrooms, Family Bathroom

## VESTIBULE:

A glass panel door leads into the reception hallway.

## RECEPTION HALLWAY:

Approx. 10'9 x 10'10. A spacious, extremely attractive welcoming hallway which has a conveniently located WC, a radiator and a side facing window. An original glass panel door which leads into a rear hallway.

## LOUNGE:

Approx. 18'7 x 15'2. A charming, excellent size lounge with both front and side facing windows which allow for an abundance of natural light and an impressive view of the gardens. There is a feature open fire with the original decorative tiling to inlay and hearth and two radiators.

## DINING ROOM:

Approx. 11'4 x 14'3. Entry is via an original glass door with glass side panels which leads into this delightful dining room with ample room for table and chairs, a radiator and double glass doors which lead into the conservatory.

## CONSERVATORY:

Approx. 11'5 x 7'8. Ideally placed to take full advantage of the beautiful surrounding garden ground and countryside beyond with access out onto an excellently located sunny south facing patio seating area.

## KITCHEN:

Approx. 14'2 x 13'6. A well appointed kitchen with room for a table and chairs which is fitted to base and wall units with coordinating work surfaces incorporating a stainless steel sink with mixer tap. There is a double electric oven with grill, a ceramic hob with extractor hood above, plumbed space for an automatic washing machine and dishwasher. There is a large shelved larder cupboard which has room for a fridge freezer, and a second storage cupboard. There is an area housing the gas central heating boiler.



**WC:**

Approx. 3'9 x 8'6. A conveniently located wc comprising of a two piece suite, with a side facing window, tiling to dado height, bathroom fittings and a radiator.

**REAR VESTIBULE:**

Accessed by an original glass panel door into this rear hallway with access into a large under stair storage cupboard, a second cupboard and out into the rear garden.

**UPPER HALLWAY:**

A bright spacious hallway with both rear and side facing windows. There is a glass access hatch leading into the loft, and a radiator.

**MASTER BEDROOM:**

Approx. 12'10 x 13'8. Very impressive and spacious master bedroom which is South facing offering a very impressive view over the garden, surrounding countryside down the east coast, as well as Fife and St Andrews beyond. Tastefully decorated with two double shelved and hanging wardrobes, and a radiator.

**EN-SUITE:**

Approx. 7'2 x 5'6. A conveniently located en-suite shower room comprising of a two piece bathroom suite with a separate shower cubicle housing an electric shower. There is tiling to dado height, and to the shower cubicle, bathroom fittings, an Expelair and radiator.

**BEDROOM 2:**

Approx. 12' x 13'7. A most appealing excellently sized double bedroom with South facing window allowing for a delightful open outlook over the surrounding countryside towards the east coast and beyond. There are two double shelved and hanging wardrobe, and a radiator.

**BEDROOM 3:**

Approx. 13'6 x 12'2. A bright spacious bedroom with a South facing window, two double shelved and hanging wardrobes with sliding doors, and a radiator.

**BEDROOM 4:**

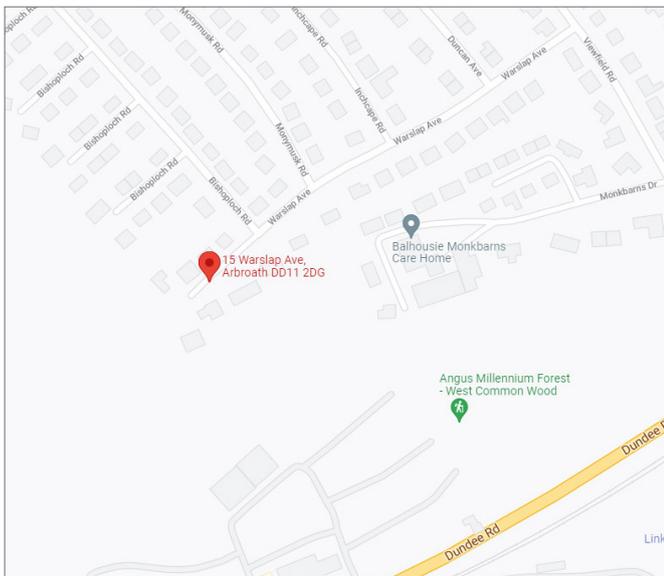
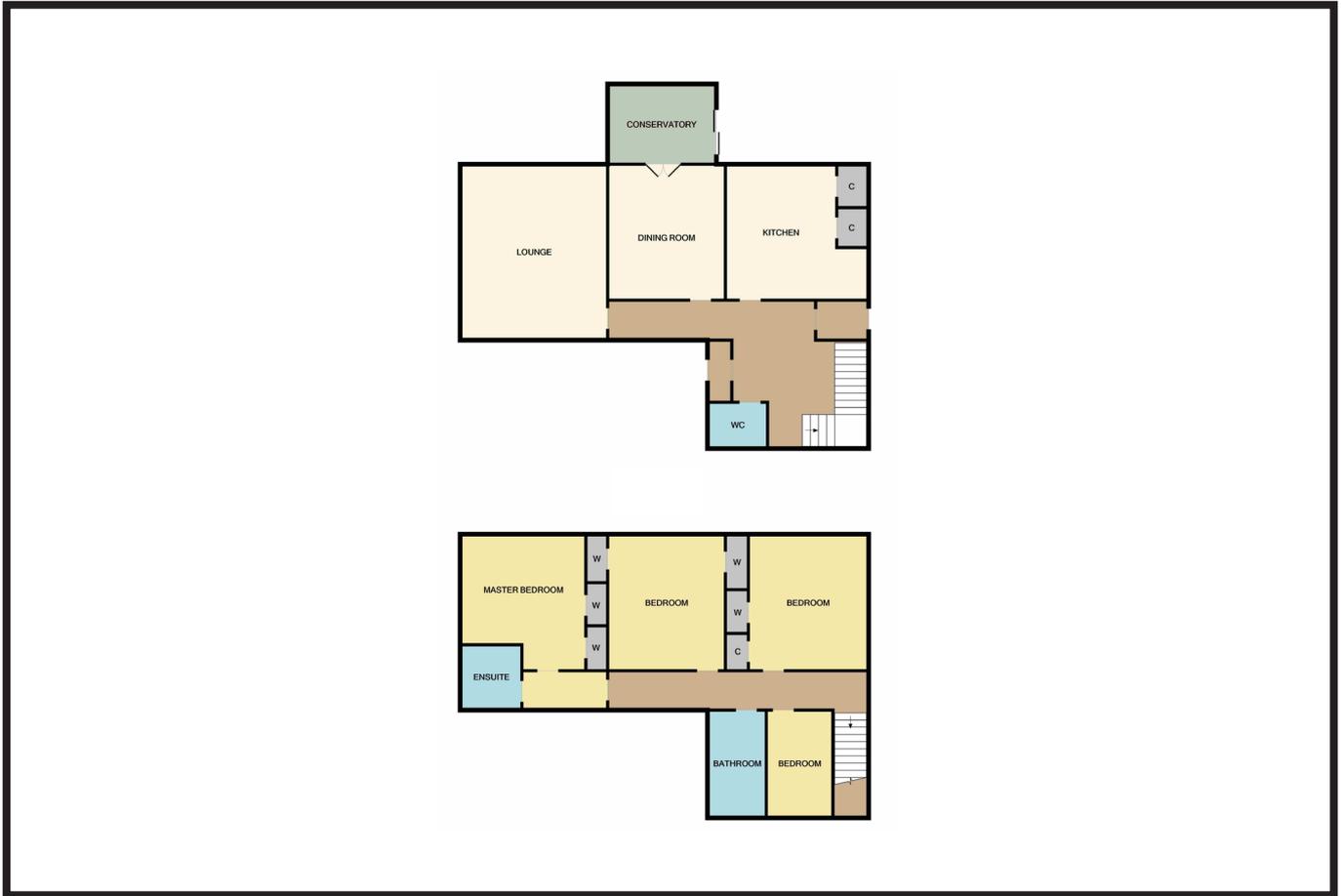
Approx. 6'8 x 10'7. A side facing bedroom with a shelved area. This could make an ideal home office if desired.

**FAMILY BATHROOM:**

Approx. 6'10 x 10'7. A excellently presented family bathroom finished with neutral and contrasting tiling which has been fitted with a three piece white bathroom suite with a separate shower cubical. There are bathroom fittings, a heated towel rail, mirror with lights and shaver point, a radiator and side facing 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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