



43 DUNCAN AVENUE, ARBROATH, DD11 2DA

DETACHED VILLA



Key Features

- Set within a very desirable location.
- A spacious family home of generous proportion.
- Gas central heating and double glazing.
- Set within mature garden grounds with driveway leading to a garage.



OFFERS OVER
£280,000

Property Description

Commanding an enviable location this DETACHED VILLA is situated within a desirable residential area to the West End of the town and is ideally placed for easy access to local secondary and primary schools as well as the local sports centre, shopping facilities and the A92 giving an easy commute to Dundee and other Angus towns. Presented in good decorative order this spacious family home has been very well maintained and offers bright spacious rooms with many additional attractive features including the addition of a conservatory which overlooks and gives access into the rear garden, a well appointed kitchen, and recently upgraded gas central heating boiler. Outside there is an easy to maintain front garden laid to coloured chipped stones and established shrubs with a driveway leading to the garage, with power and light. Gated side paths lead to the rear garden where there is a sunny lock-block seating area which overlooks the mature garden ground. There is a stone chipped area with established shrubs, an area planted with fruit trees, a greenhouse, three wooden sheds, one with power and light, and an outside water tap.

ACCOMMODATION

Ground Floor: Vestibule, Hallway, Lounge, Dining Room, Kitchen, Conservatory, 2 Double Bedrooms, Shower Room,.

Upper Floor: Master Bedroom with en-suite bathroom.

VESTIBULE:

A double glazed door leads into the vestibule which has a cupboard housing the electric fuse box and meter, laminate flooring and a glass panel door leading into the hallway.

HALLWAY:

A spacious, welcoming hallway with a useful under stair storage cupboard, a second shelved storage cupboard, a radiator and laminate flooring.

LOUNGE:

Approx. 15' 5" x 15' 5". Entered via a fifteen-pane glass panel door into a bright spacious lounge with front and side facing windows, a feature stone fireplace, with tiled hearth and wooden mantel incorporating a wood burning stove, two wall lights, two radiators and TV point.

DINING ROOM:

Approx. 15' 10" x 9' 8". Entered by a fifteen-pane glass panel door into this generous size dining room which overlooks the rear garden. There is pine lining to dado height, with storage and glass display units with lighting, laminate flooring, a staircase leading to the upper floor, spotlights to the ceiling and a radiator.

KITCHEN:

Approx. 10' 10" x 9' 2". Entered by a fifteen-pane glass panel door into this bright spacious kitchen which is fitted with base and wall units with co-ordinating work surfaces incorporating a 1½ stainless-steel sink with mixer tap. There is a double electric oven and gas hob with extractor hood above, an integrated fridge, freezer and dishwasher. Radiator, side facing window and arch leading into further kitchen area/utility.

FURTHER KITCHEN/ UTILITY ROOM:

Approx. 7' 9" x 9' 2". Fitted with base units with co-ordinating work surfaces and a side facing window. There is a shelved storage cupboard with plumbed space for a washing machine, a second shelved storage cupboard, and a third storage area suitable for housing a fridge/freezer.

CONSERVATORY:

Approx. 10' 10" x 16' 3". Entered via double glass panel doors into this exceptionally spacious conservatory which enjoys a delightful outlook over the rear garden and has double patio doors leading into the garden and also an additional door leading into the garden. There are two radiators, laminate flooring and Parador ceiling with spotlights



SHOWER ROOM:

Approx. 7'8 x 5'9. A modern tiled shower room comprising of a 2 piece white suite withing a modern vanity unit, a separate shower cubicle housing a power shower with deluge and hand held attachments, Parador ceiling with spotlights and a heated towel rail.

BEDROOM 2:

Approx. 11'9 x 13'10. Bright spacious bedroom which overlooks the front garden. There is laminate flooring, a radiator and one wall complete with shelved, hanging and drawers wardrobes with sliding mirror doors.

BEDROOM 3:

Approx. 11'10 x 13'5. Rear facing overlooking the garden with laminate flooring and a radiator.

UPPER FLOOR:

The staircase leads to the upper floor where there is a large storage cupboard with door leading into the partly floored loft which houses the central heating boiler.

MASTER BEDROOM:

Approx. 16'9 x 12'5 . An extremely attractive excellently sized, master bedroom with two front facing Velux windows, access into a larger dressing/wardrobe area, laminate flooring, wall lights, a radiator and access into the en-suite.

EN-SUITE:

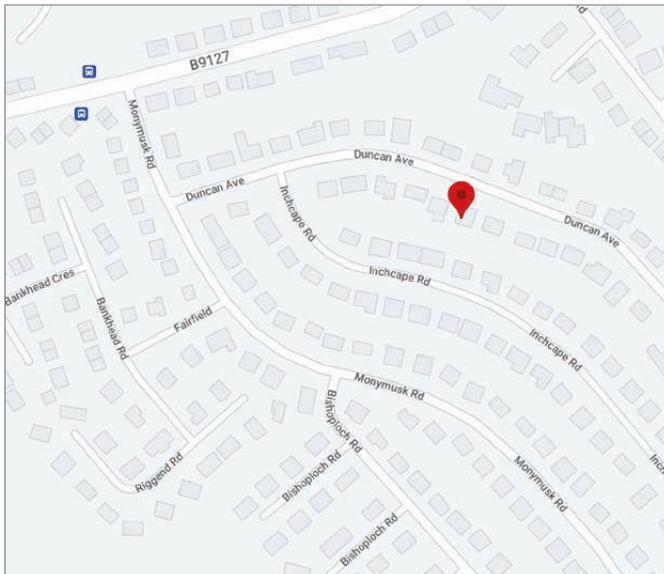
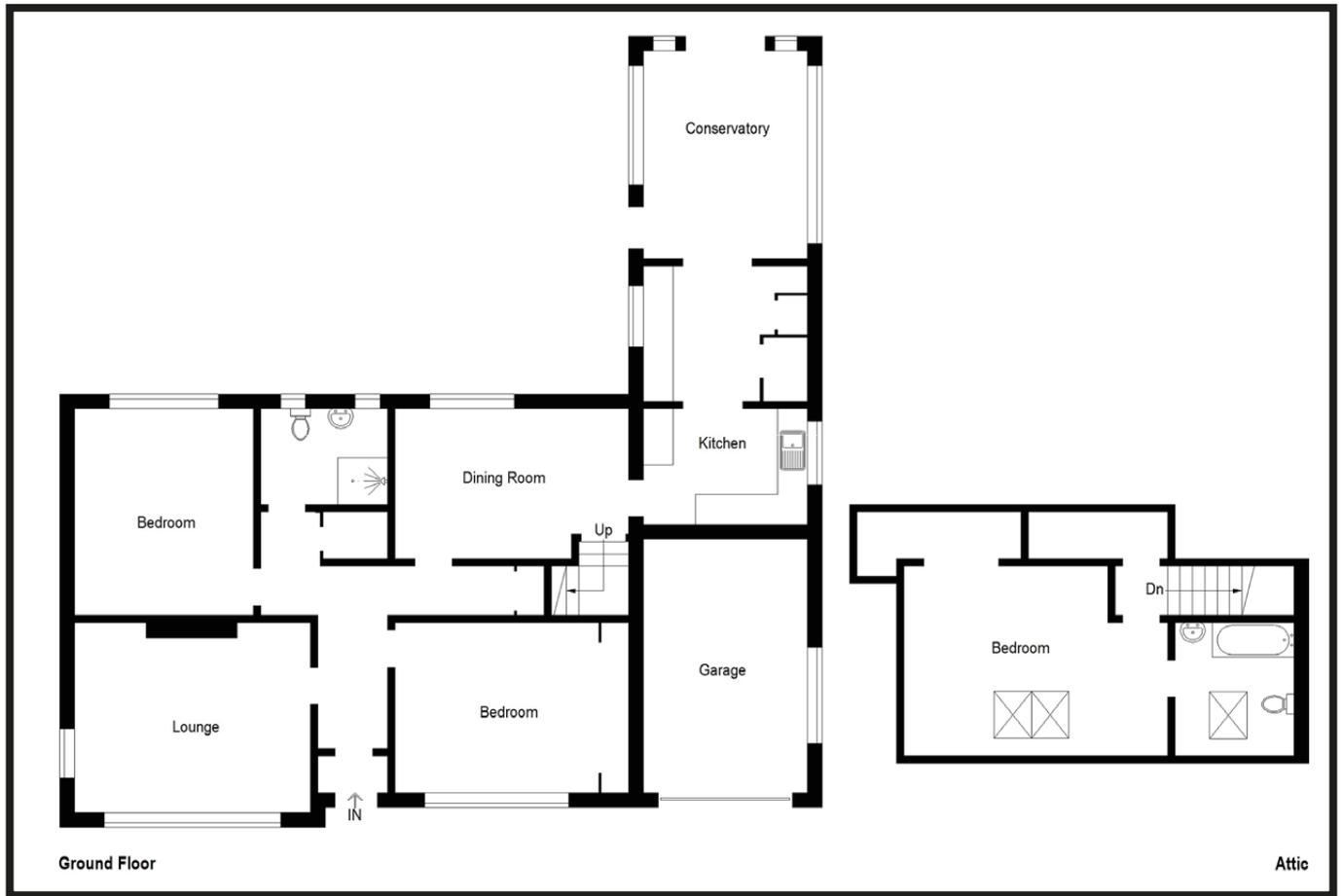
Approx. 8'7 x 9'4. A bright generous size en-suite with a front facing Velux window comprising of a three piece white suite with an over the bath electric shower. There is tiling to the bath and shower area, bathroom fittings, spotlights and an Expelair and a radiator.







Property Professionals



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