



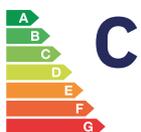
10 PARKVIEW GARDENS, ARBROATH, DD11 4JN

SUPERIOR DETACHED VILLA



Key Features

- Set in a very popular residential area of Arbroath with views over Hercules Den and Arbroath beyond.
- Spacious family home offering versatile accommodation over 3 levels.
- Gas central heating and double glazing.
- Mature gardens with sunny patio and driveway leading to a double garage.



4 5 3



OFFERS OVER

£320,000

Property Description

This impressive, well presented DETACHED VILLA is set within a very popular residential area of Arbroath and has easy access to all local amenities and services including local and national shops, schools, railway station and the nearby A92 dual carriageway which gives easy access to many nearby Angus towns as well as into Dundee and beyond. This delightful family home is presented in immaculate order and offers bright sunny rooms, many with an impressive open view over Hercules Den and Arbroath beyond. Set over 3 floors, this stylish property is ideal for today modern living and viewing is highly recommended. Outside the house is set within easy to maintain neatly laid out garden grounds with a variety of established shrubs. A block driveway provides off street parking and leads to the double garage with two up and over doors, power, light and the gas central heating boiler. Steps lead from the side of the house to the rear garden where there is a large sunny patio area, stone chipped easy to maintain areas and an outside water tap.

ACCOMMODATION:

Ground Floor:

Vestibule and hallway, family room, kitchen, dining room, shower room & utility. Access into the integrated double garage.

Lower Floor:

Lounge, sunroom, playroom/cinema room/gym, 4th bedroom.

First Floor:

Master bedroom with en-suite bathroom, bedrooms 2 & 3 and a wc.



Property Description

GROUND FLOOR:

VESTIBULE:

A welcoming entrance vestibule with radiator and access from here into the hallway.

HALLWAY:

A glass panel door with glass side panel leads into this welcoming hallway with a shelved and hanging cloaks cupboard.

FAMILY ROOM:

Approx. 17'3 x 19'4. A spacious family area with rear facing Velux windows offering ample room for furnishings with wood effect flooring, TV and telephone points and a radiator. Stairways from here lead to the lower and upper floors.

KITCHEN:

Approx. 10'2 x 13'10. Recently upgraded this impressive kitchen is fitted to a range of modern wall and base units with under unit lighting and coordinating work surfaces incorporating a coloured sink with mixer tap. There is an induction hob with extractor hood above, a double electric oven, integrated fridge freezer, and dishwasher. An island also provides a seating area and further units.

DINING ROOM:

Approx. 9'10 x 13'. Two Velux windows provide an abundance of natural light and offers a view over the surrounding area and Hercules Den. There is ample room for a table and chairs, a radiator and access from here into the family room.

UTILITY ROOM:

Approx. 7'9 x 7'6. A spacious utility fitted with base units with coordinating work surfaces incorporating a stainless steel sink with mixer tap. There is plumbed space for an automatic washing machine and room for further appliances. There is a radiator and door giving access into the double garage.

SHOWER ROOM:

Approx. 6'6 x 6'10. A recently upgraded shower room with wc, vanity wash hand basin with mirror and light, a large corner shower cubicle housing a power shower finished with modern wet wall. Tiled floor, spotlights and a heated towel rail.

LOWER FLOOR:

LOUNGE:

Approx. 17'2 X 13'4. A bright spacious lounge with windows looking out onto the garden. There is a large walk-in under stairs storage cupboard, wood effect flooring and a radiator.

SUNROOM:

Approx. 14'6 x 9'5. A bright sunny sunroom with patio door leading out onto the garden. Karndean flooring, a radiator and spotlights to the ceiling.

PLAYROOM/HOME CINEMA/ GYM:

Approx. 18'8 x 9'8. A generous size multi purpose room offering a variety of uses with Karndean flooring, spotlights to the ceiling and a radiator.

BEDROOM 4:

Approx. 10' x 16'10. A spacious rear facing double bedroom presented in immaculate order with a double shelved and hanging wardrobe with sliding mirror doors, wood effect laminate flooring and a radiator.



FIRST FLOOR:

UPPER HALLWAY:

There is a large walk-in storage cupboard with light housing the water tank, an access hatch leading into the loft, and a radiator.

MASTER BEDROOM:

Approx. 20'3 x 17'5. A spacious master bedroom with both front and rear facing windows offering views over Hercules Den and Arbroath beyond. There is a double shelved and hanging wardrobe with sliding mirror doors, TV and Telephone points and a radiator.

EN-SUITE

Approx. 9'7 x 7'. An impressive recently upgraded luxurious en-suite bathroom with front facing window. Here there is a double ended bath, wc, wash hand basin and a large shower enclosure housing a power shower. Finished with modern tiling with Expelair, bathroom fitments, spotlights to the ceiling, a heated towel rail, and tiled floor.

BEDROOM 2:

Approx. 13'4 x 14'. A generous size double bedroom with both front and rear facing windows, a double shelved and hanging wardrobe with sliding mirror doors, laminate flooring, TV point and a radiator.

BEDROOM 3:

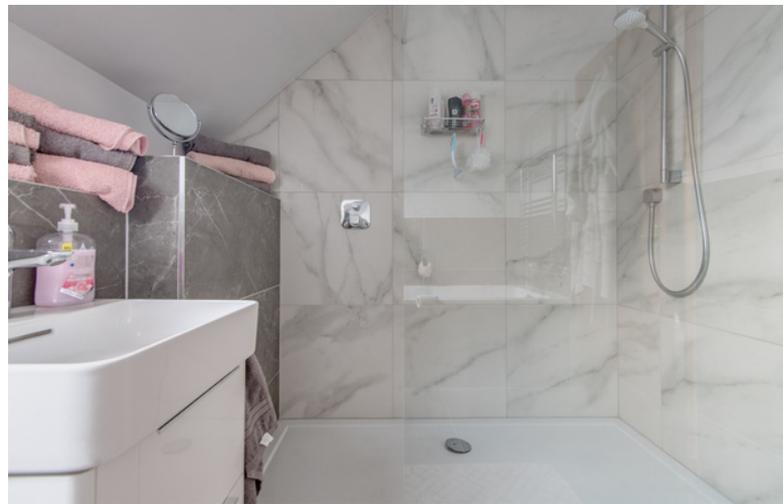
Approx. 11'3 x 8'6. Front facing double bedroom with ample room for furnishings, a double shelved and hanging wardrobe, laminate flooring and a radiator.

WC:

Approx. 5'5 x 3'. With front facing Velux window, wc and wash hand basin, an Expelair, wall light, bathroom fitments and a radiator.

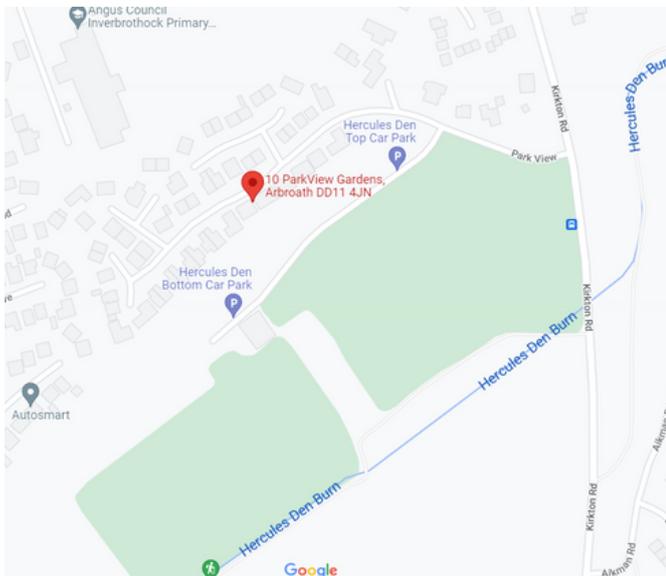
DOUBLE GARAGE:

Approx. 19'6 x 20'8. Two up and over garage doors leading into the generous size garage with ample power points and light, the gas central heating boiler and a rear 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.

Connelly  **Yeoman**
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