



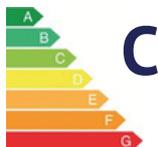
13 BEECHWOOD ROAD, ARBROATH, DD11 4HS

DETACHED VILLA



### Key Features

- Set within a very desirable location.
- A traditional style family home of generous proportions • Gas central heating & Double glazing.
- Set on a large plot with sunny south facing rear garden, patio, side garden and shed.
- Single garage with an adjoining car port and large driveway.



OFFERS OVER  
**£250,000**

# Property Description

This deceptively spacious DETACHED VILLA must be viewed to appreciate the size of accommodation on offer. Set within a popular residential area, close to all local amenities and services including the very popular nearby primary school, the property offers bright spacious rooms and has the advantage of a driveway providing parking for two cars leading to a garage and additional car port. Decorated in neutral tones with gas central heating and double glazing, there is a spacious lounge, with access into a dining room, a fitted kitchen with island, a conveniently situated downstairs shower room. On the upper floor are four bedrooms, and a family bathroom. Outside there is an extensive garden to the rear which has been laid out neatly with a delightful south facing patio area, a stone chipped area, lawn with drying area, and an additional side garden ideal as a play area or offering room for extending.

## ACCOMMODATION:

Vestibule, hallway, Lounge, Dining Room, Kitchen, Shower Room, 4 Bedrooms, Family Bathroom.

## VESTIBULE:

Glass sliding door leads into the vestibule with access from here into the hallway.

## HALLWAY:

Entry is via a double glazed front door into this spacious and extremely attractive, welcoming reception hallway with a wooden staircase leading to the upper floor, an under stair storage cupboard with light, and a radiator.

## SHOWER ROOM:

Approx. 4'6 x 7'10. A spacious tiled shower room with a vanity to the wash hand basin and wc, and a separate shower cubicle housing an electric shower, bathroom fittings, and a radiator.

## LOUNGE:

Approx. 11'5 x 16'8. A glass panel door leads into this delightful spacious lounge which has a feature stone fireplace with TV plinth incorporating an electric fire, TV and telephone points and 2 radiators.

## DINING ROOM:

Approx. 12'6 x 11'5. A delightful well proportioned dining room with ample room for furnishings which overlooks the rear garden, with radiator and glass door leading into the kitchen.

## KITCHEN:

Approx. 9'9 x 15' A feature of this home is the splendid well-appointed kitchen which has been fitted with base and wall units, and an island with coordinating work surfaces incorporating a stainless steel sinks with mixer tap. There is an electric oven, gas hob with extractor hood above, integrated fridge and freezer, and plumbed space for a washing machine. There are side and rear facing windows, and a door giving access into the rear garden.



**UPPER HALLWAY:**

A spacious upper hallway with side facing window and access into a large floored loft, a shelved linen cupboard and a radiator.

**BEDROOM 1:**

Approx. 9'6 x 12'5. An exceptionally spacious double bedroom with a double shelved and hanging wardrobe, and a radiator.

**BEDROOM 2:**

Approx. 9'6 x 12'9. A delightful well proportioned rear facing bedroom with a double shelved and hanging wardrobe and a radiator.

**BEDROOM 3:**

Approx. 11'9 x 9'8. Rear facing double bedroom with laminate flooring, a mirror fronted wardrobe fitment, and a radiator.

**BEDROOM 4:**

Approx. 11'9 x 7'9. A front facing bedroom with a bedroom fitment comprising of drawers, desk, and wardrobe space, laminate flooring and a radiator.

**FAMILY BATHROOM:**

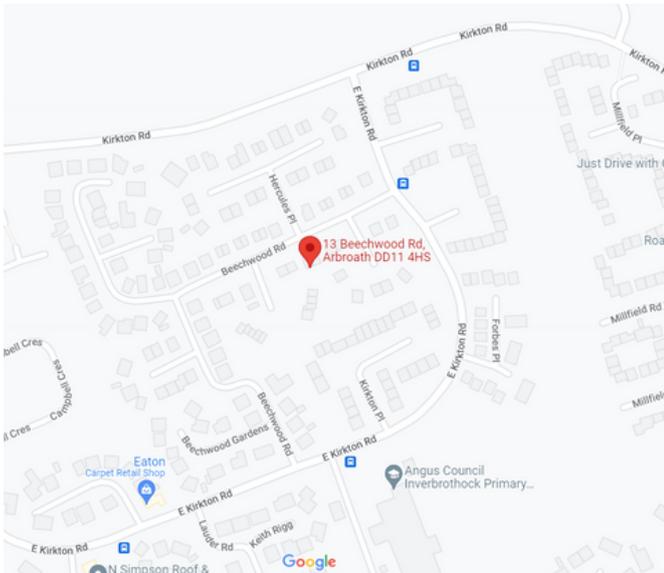
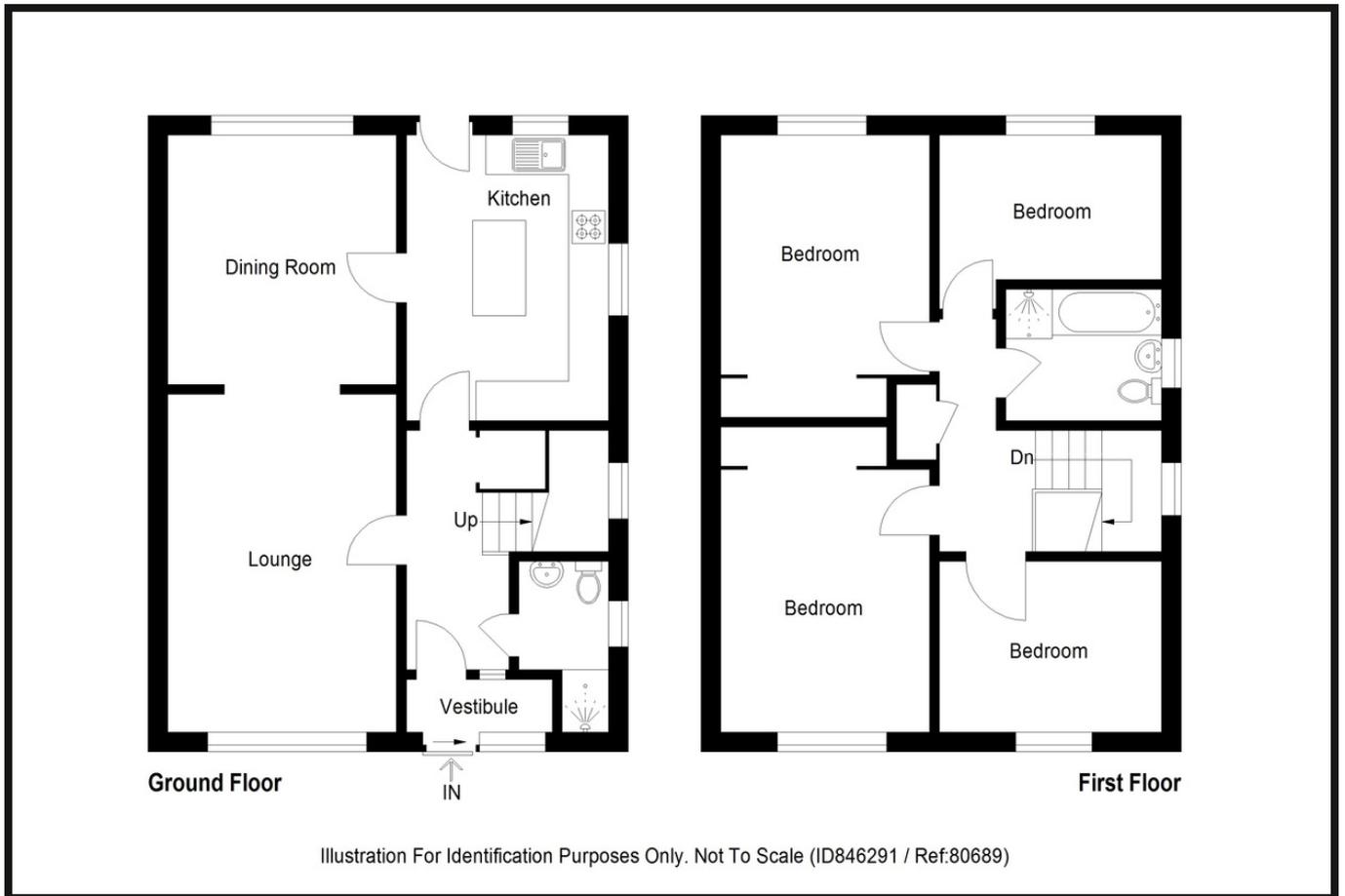
Approx. 8'4 x 6'5. A generous family bathroom with a 3 piece white suite with a vanity unit to the wc and wash hand basin, bath and separate shower cubicle housing a power shower with deluge and hand held attachments. There is modern wet wall, Parador ceiling with spotlights, an expelair, bathroom fitments and a radiator.

**GARAGE AND CAR PORT:**

Approx. 10'4 x 20' A generous size garage with up and over door, power points and light. Adjoining the garage is a carport, which could be converted into an additional garage if desired.



# 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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