



**DRUNKENDUB SMITHY, DRUNKENDUB,
BY ARBROATH, DD11 5SX**

**SUPERIOR DETACHED VILLA
WITH WORKSHOP/HOME
OFFICES & GARAGE**



Key Features

- Set in an idyllic country location with outstanding open country views.
- Spacious, immaculately presented family home. • LPG central heating & Double glazing.
- Surrounded by mature garden grounds. • Detached 3 room + wc workshop/home offices with adjoining large garage and store.



4 3 2



OFFERS OVER

£430,000

Property Description

This is a most attractive and immaculately presented SUPERIOR DETACHED VILLA WITH WORKSHOP/HOME OFFICES AND GARAGE which enjoys a unique location a short distance from Arbroath and provides panoramic views over the surrounding countryside towards the Angus Glens beyond. This impressive family home has been thoughtfully upgraded and extended by the current owner and offers everything expected for today's modern living with a beautiful open plan kitchen/dining area, with wood burning stove, which flows into a spacious lounge designed with full height ceiling with well positioned windows and patio doors taking full advantage of the surrounding countryside and view towards the Angus Glens. There is a delightful sunroom overlooking the garden, a store room, utility, four generous size double bedrooms, a family bathroom and shower room. The property benefits from LPG heating and double glazing. Outside the house is set within extensive mature garden grounds, neatly laid out with lawned areas, established trees and shrubs and sunny patio areas. There are outside power points, a water tap and lighting.

A large driveway provides parking for several cars and here there is access into the detached workshop/home offices which provide a unique opportunity for anyone looking to work from home or to enjoy a large hobby space. There is access from here, and from a driveway, to a large garage, with power and light, and then into an additional store. Viewing is essential to appreciate this delightful country home set within an ideal semi rural location.

ACCOMMODATION:

House - Ground Floor:

Vestibule, reception hallway, lounge, kitchen, dining room, sunroom, storeroom/office, family bathroom, master bedroom & utility.

Upper Floor: 3 Double bedrooms & shower room.

Workshop/home office: 3 rooms & wc.

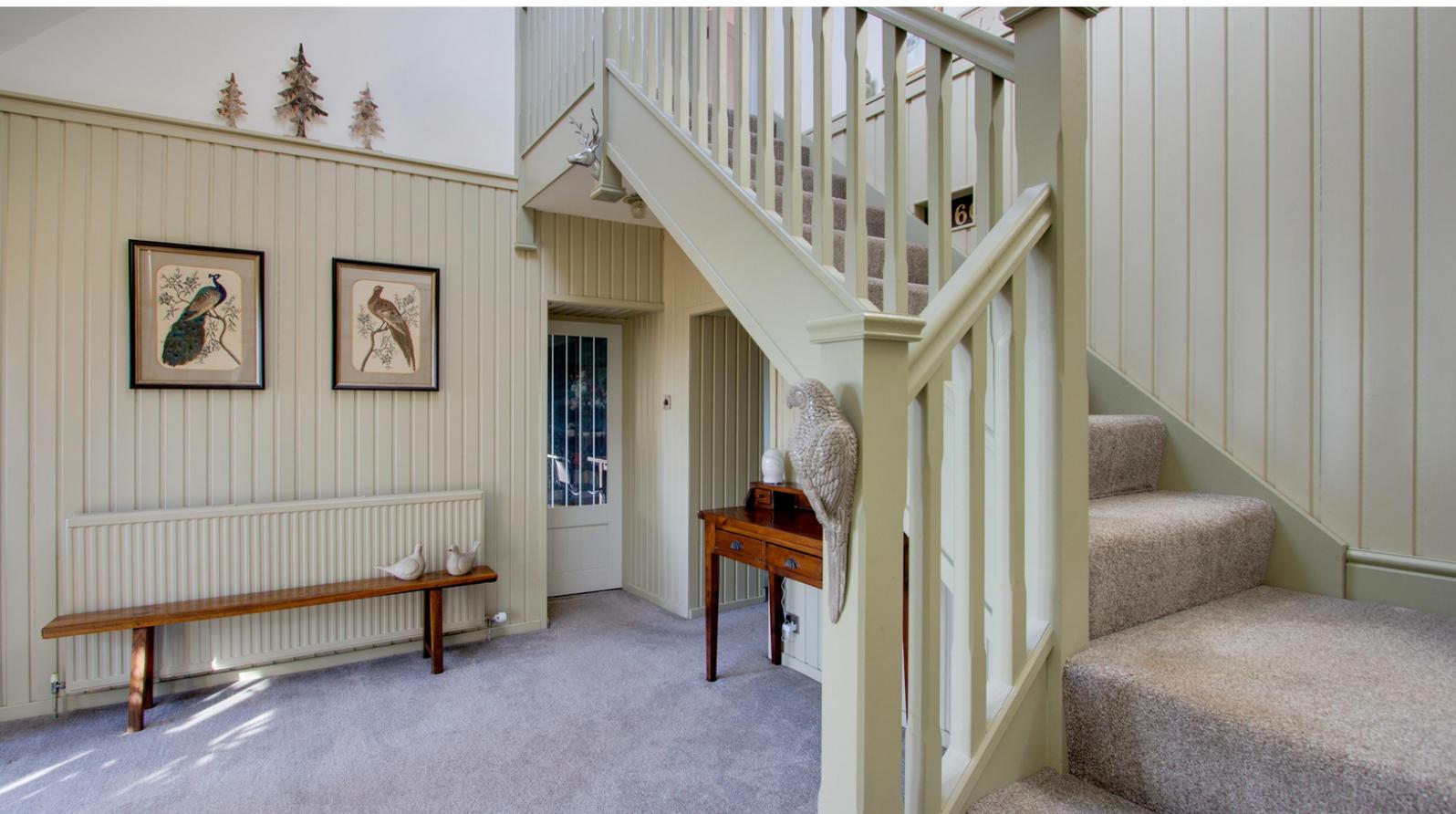
Garage with additional store room.

VESTIBULE:

Entry is via a double glazed door into the vestibule with parquet flooring and spotlights to the ceiling.

RECEPTION HALLWAY:

Approx. 13'6 x 11'7. A glass door, with glass side panels, lead into the welcoming reception hallway with double height ceiling, feature wood panelling and stairway leading to the upper floor. There is a wood burning stove set on a slate hearth, and a radiator.



Property Description

KITCHEN/DINING ROOM:

Approx. 32'6 x 15'6. The heart of the home, this is a most impressive spacious kitchen/dining room. The kitchen is fitted to base and wall units with a large central island. There are coordinating composite work surfaces incorporating a stainless steel sink with mixer tap, integrated fridge, freezer, dishwasher, an electric oven, combination microwave oven, and induction hob with extractor hood above.

The island provides an ideal seating area and further units with a side facing window here offering a view over the garden.

The dining area also look out onto the front garden and here there is a feature wood burning stove set on a stone hearth with wooden mantel, vertical radiators, telephone point and access into the lounge and sunroom. Engineered oak flooring flows throughout the kitchen/dining/lounge areas.

SUNROOM:

Approx. 15'6 x 8'3. A delightful sunroom which gives access into and overlooks the front garden. There is a feature stone wall, ample room for furnishings and a radiator.

LOUNGE:

Approx. 15'9 x 16'2. A stunning, well positioned, addition to the property, this bright spacious lounge has a full height ceiling, large patio doors giving access onto a delightful sunny patio and also offering open views over the surrounding countryside and Angus Glens beyond. There are also side and front facing windows, wall mounted TV point, wall lights, and 2 vertical radiators.

INNER HALLWAY:

A cupboard housing the electric fuse box, and a radiator.

STOREROOM/OFFICE:

Approx. 13' x 6'. A versatile room with side facing window, shelved storage cupboard, power points and a radiator.

FAMILY BATHROOM:

Approx. 11'4 x 10'5. An impressive family bathroom with side facing window comprising of a wc, wash hand basin, free standing roll top bath with floor mounted tap, and a separate wet walled shower enclosure housing a power shower with hand held and deluge attachments. There are spotlights to the ceiling, bathroom fitments and a radiator.

BEDROOM 1:

Approx. 17'2 x 14'8. A bright spacious master bedroom with a large rear facing window offering a delightful open outlook over the garden towards the Angus Glens beyond. There are also two side facing windows, TV point and two radiators.

UTILITY:

Approx. 11'6 x 6'5. A useful utility with a shelved and hanging storage cupboard, a cupboard housing the LPG central heating boiler and water tank. There are base units incorporating a stainless steel sink with mixer tap, plumbed space for an automatic washing machine, and space for further appliances, a window overlooking the garden, access out into the garden, a radiator and tiled effect flooring.



UPPER HALLWAY:

Here there is a shelved linen cupboard and access into all upper floor rooms.

BEDROOM 2:

Approx. 15'2 x 17'6. A generous size double bedroom with a large bay window offering a delightful open view over the surrounding countryside. There is access into the eves for additional storage, and a radiator.

BEDROOM 3:

Approx. 13'7 x 17'6. A bright spacious bedroom with a bay window offering picturesque open views, a shelved and hanging wardrobe and a radiator.

BEDROOM 4:

Approx. 11'6 x 16'8. A spacious side facing bedroom with open views towards the Angus Glens. There is a walk-in wardrobe with access from here into the eves for additional storage, and a second access point into a eves for storage, and a radiator.

SHOWER ROOM:

Approx. 5'5 x 8'3. A well presented shower room finished with modern wet wall with a vanity unit to the wc and wash hand basin, and a separate shower enclosure housing a power shower. There is a mirror with light, heated towel rail, Expelair, Parodor ceiling with spotlights, and wood effect flooring.



DETACHED WORKSHOP/HOME OFFICE:

A generous size detached building which would lend its self to a variety of purposes, ideal for anyone looking to run a business, from home.

ROOM 1:

Approx. 18'5 x 15'. Accessed via double doors into this large versatile room with two front facing windows, and ample power points.

ROOM 2:

Approx. 9'8 x 15'. Accessed via double doors into this spacious room.

ROOM 3:

Approx. 9'7 x 9'4. Cupboard housing the electric meter.

WC:

Approx. 6'4 x 5'4. Conveniently located WC.

GARAGE:

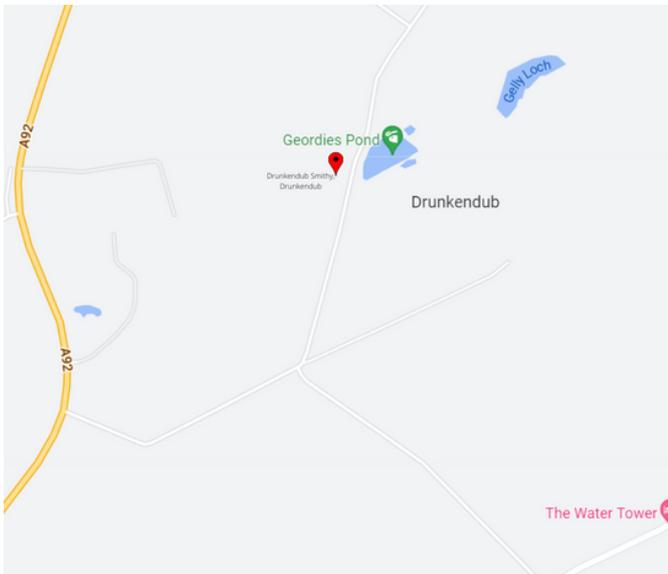
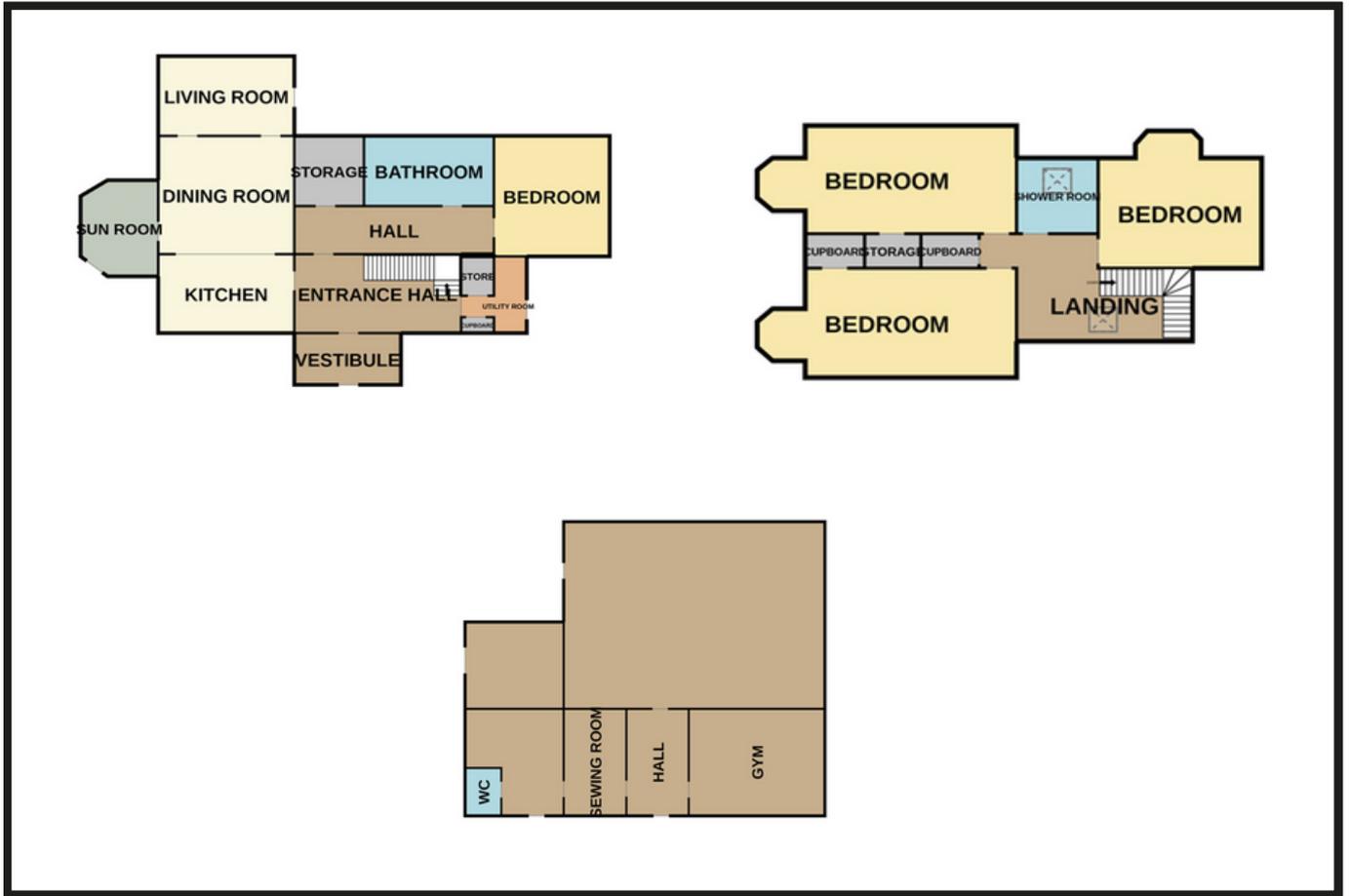
Approx. 13' x 34'6. With up and over garage door giving access into this large garage with ample room for cars with power and light.

STORE ROOM:

Approx. 13'2 x 6'5. Additional storage room with power and light and door giving access from here into the garden.



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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