



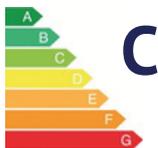
**36 KEPTIE ROAD, ARBROATH, DD11 3EQ**

**SEMI DETACHED VILLA**



**Key Features**

- Set within a desirable location close to all amenities.
- An immaculate, family home of generous proportions • Gas central heating & Double glazing.
- Enclosed rear garden with gate leading to parking area.
- Workshop & Utility outhouse with power and light.



OFFERS OVER  
**£170,000**

# Property Description

This deceptively spacious SEMI DETACHED VILLA must be viewed to appreciate the size of accommodation on offer. Set within an ideal central location, close to all local amenities and services the property offers bright spacious rooms and has been maintained by the current owners to an exceptionally high standard. Benefiting from neutral tones throughout and a stunning dining kitchen to the rear of the property. To the front the garden has been beautifully kept with a paved pathway leading to the front door, lawned areas and borders of mature shrubs and bushes. A door leads into a covered area which houses an outhouse, workshop and utility room. To the rear there is a good sized, very private and safe garden which has a large paved patio, raised flower beds and large area of immaculate lawn. A gate leads out to a parking area.

A stunning example, this home both internally and externally has been lovingly cared for and would make a superb family home.

## ACCOMMODATION:

Entrance Hallway, Lounge, Dining Kitchen, Utility Outhouse, W/C, Master Bedroom En suite, 2 further Bedrooms, Family Shower Room

## ENTRANCE HALLWAY:

Entry is via a double glazed front door into this spacious and extremely attractive, welcoming hallway with a staircase leading to the upper floor accommodation. Large storage cupboard and recessed area which is currently being used as a study/office. Window.

## LOUNGE:

Approx. 13' x 12' 2". A good sized lounge with picture window overlooking the front of the property. Neutrally decorated with corniced ceiling.

## W/C:

Approx. 6'1" x 4'5". A bright room, tiled to dado height and fitted with 2 piece white suite. Window. Downlights. Tiled floor.

## DINING KITCHEN:

Approx. 23'2" x 10'4". A feature of this home is the splendid well-appointed kitchen which has been fitted with Oak effect base and wall units with ample contrasting work surfaces in a marble finish, tiled splashback. A lovely extra is the LED lighting on the unit kickboards. Integrated fridge and dishwasher. Large range with gas hob and extractor above. Ample space for dining table and chairs. Downlights. Cupboard houses the boiler and provides further storage.

Glazed door leads to under cover area which has a large storage shed, versatile workshop room and utility outhouse, all with power and light. Door gives access to the rear garden.

## UTILITY OUTHOUSE:

Approx. 7'x 5'4". A useful space which has room for white goods and provides plenty of additional storage.



**UPPER HALLWAY:**

A spacious upper hallway with access, via a Ramsay ladder, into a floored attic space with light, and power.

**BEDROOM 1:**

Approx. 10'5" x 10'2". A good sized double bedroom with the benefit of a built in wardrobe and neutral decor. Laminate flooring and a front facing window offers an open view over the garden. Corniced ceiling.

**BEDROOM 2:**

Approx. 13' 10" x 9'4". A delightful well proportioned and presented, front facing bedroom. Corniced ceiling.

**SHOWER ROOM:**

Approx. 8' 11" x 3'6" (plus shower cubicle). Fitted with a 2 piece white suite and separate shower enclosure. Partially tiled to dado height and tiled flooring. Downlights.

**MASTER BEDROOM EN SUITE:**

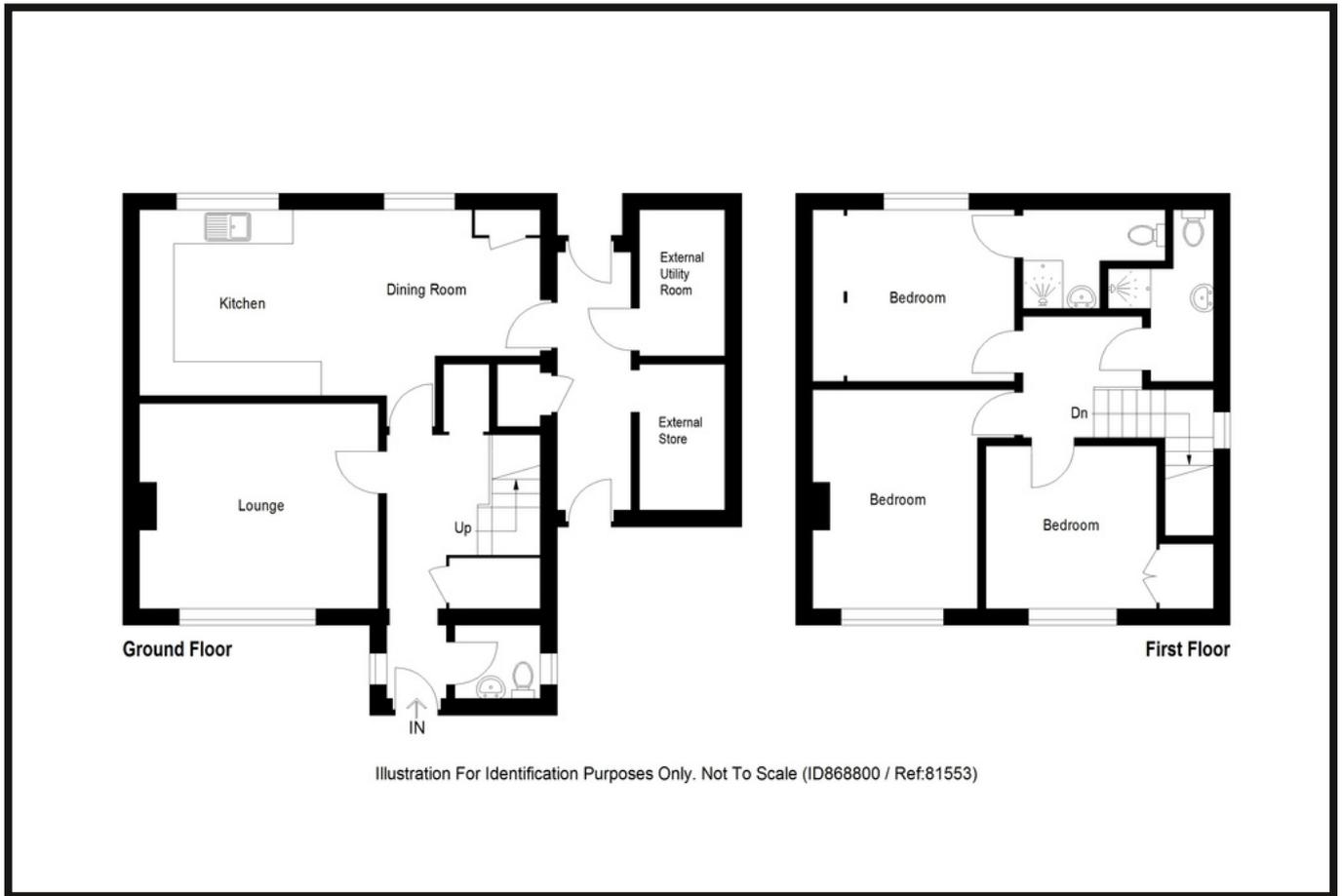
Approx. 10'9" x 9'. Rear facing double bedroom with views over the garden. Wall of built in wardrobes with mirrored sliding doors. Corniced ceiling. Door to the en suite.

**EN SUITE:**

Approx. 6'7" x 5'4"(at the widest) Fully tiled and fitted with a 2 piece suite. Separate shower cubicle. 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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