



1A SEATON ROAD, ARBROATH, DD11 5DX

DETACHED VILLA



Key Features

- Set within delightful garden grounds close to the centre of Arbroath.
- Spacious family home enjoying secluded surroundings.
- Gas central heating & Double glazing.
- Large enclosed driveway providing ample parking leading to a detached garage.



4 3 2



OFFERS OVER

£290,000

Property Description

This impressive DETACHED VILLA is located within the heart of Arbroath in a central, yet secluded area and viewing is essential to appreciate the style and size of accommodation on offer. Built and designed by the current owners, this impressive family home offers bright spacious accommodation over two floors and has been thoughtfully laid out to take full advantage of the surrounding impressive garden grounds and sunlight. The property is located close to all local amenities and services including shops, health and leisure facilities as well as popular primary and secondary schools. On entry there is a spacious reception hallway with access from here into a spacious lounge with sunroom off, a dining room, kitchen, utility and pantry cupboard. Also on the ground floor is a conveniently located 4th bedroom and wc. On the upper floor are 3 bedrooms, the master bedroom having a delightful front and rear aspect and access into a generous size dressing room. There is also a large family bathroom and access into a large, partly floored, loft with pool table. The property benefits from gas central heating and double glazing. Outside are delightful, well stocked garden grounds with a gated lock-block sweeping driveway leading to the property which provides parking for numerous cars and leads to a detached garage. The garden grounds have been thoughtfully laid out with sunny patio and seating areas, with a summerhouse, workshop, and wooden shed, all with power and light, and there is also a greenhouse and potting shed. There is also a lawned area and drying area which are bordered with established fruit trees.

ACCOMMODATION:

Lounge, Sunroom, Dining Area, Kitchen, Utility, WC, 4 Bedrooms & Family Bathroom.

VESTIBULE:

Approx. 5'2 x 6'. Entry is via a double glazed door into a substantial vestibule with parquet flooring and glass door leading into the reception hallway.

RECEPTION HALLWAY:

Approx. 19'2 x 8'8. A spacious welcoming reception hallway with parquet flooring with an under stairs storage cupboard, telephone point, and a radiator.

WC:

Approx. 4'8 x 6'. Conveniently located comprising of a coloured wc and wash hand basin set within a vanity unit with under storage units, mirror above, bathroom fittings and a radiator.



Property Description

LOUNGE:

Approx. 14'3 x 16'3. A most impressive spacious lounge, open into the sunroom, with ample room for furnishings, a side facing window, TV point, access into the dining room, and two radiators. The original parquet flooring is underneath the carpet.

SUNROOM:

Approx. 14'3 x 9'2. A delightful sunny sunroom with large patio doors leading out into a very secluded area of garden, with parquet flooring, and a radiator.

DINING ROOM:

Approx. 9'4 x 11'4. Overlooking the rear garden is this spacious dining area with a feature display and storage wall, parquet flooring and a radiator. From here there is access into the kitchen.

KITCHEN:

Approx. 13'3 x 10'8. Rear facing the kitchen is fitted with base and wall units with coordinating work surfaces incorporating a coloured sink with mixer tap. There is an electric double oven, gas hob and extractor hood above, an integrated microwave and fridge. A radiator and door leading into the reception hallway.

UTILITY:

Approx. 5'8 x 10'2. Fitted with base and wall units with work surfaces incorporating a stainless steel sink. Plumbed space for an automatic washing machine, the gas central heating boiler, access into an under stairs storage cupboard and into a rear facing pantry with shelving. A double glazed door gives access out to the driveway.

BEDROOM 4:

Approx. 12'3 x 10'4. A spacious double bedroom with front facing window, telephone point and a radiator.



UPPER HALLWAY:

A large side facing window offers an abundance of natural light onto the stairway and upper floor. Here there is a large shelved airing cupboard housing the hot water tank, access via a Ramsay style ladder into a large partly floored loft with power and light housing a pool table (included).

BEDROOM 1:

Approx. 17'9 x 16'5. A spacious master bedroom with both front and rear facing windows, ample room for furnishings, and two radiators.

DRESSING ROOM:

6'3 x 16'5. A generous size dressing room with a selection of shelved and hanging units with power and light.

BEDROOM 2:

Approx. 9'6 x 15'. A delightful front facing bedroom with an open view over Arbroath with one wall complete to triple wardrobe with hanging rails and shelves above with sliding doors, and a radiator.

BEDROOM 3:

Approx. 10'2 x 10'3. A generous size front facing bedroom with an open view over Arbroath with one wall complete to triple shelved and hanging wardrobes with sliding doors, and a radiator.

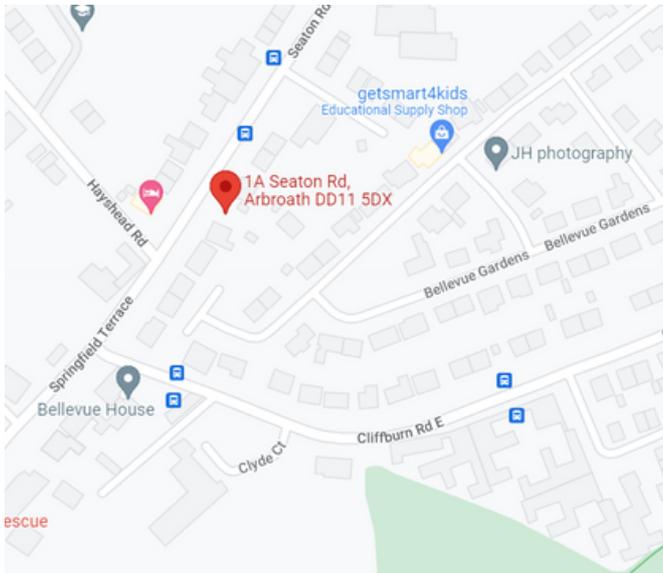
BATHROOM:

Approx. 7'3 x 11'3. A rear facing family bathroom with a 3 piece white suite comprising of a bath, wc, and wash hand basin incorporated within a vanity unit with mirror and a separate shower cubicle housing and electric shower. The bathroom is tiled to dado height and to the bath and shower cubicle, has bathroom fittings, spotlights to the ceiling, a shelved storage unit with spotlights, and a radiator.





Property Professionals



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