



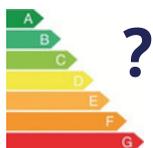
69 TARRY ROAD, ARBROATH, DD11 4BD

SUPERIOR DETACHED VILLA



Key Features

- Set within a very desirable location with open country views.
- An immaculately presented family home of generous proportions
- Gas central heating & Double glazing.
- Driveway providing parking for several cars leading to a garage.
- Enclosed rear garden with lawn and large sunny deck.



OFFERS OVER
£275,000

Property Description

Situated within a desirable residential area, close to Schools, Sports Centre and many other local amenities, this stunning SUPERIOR DETACHED VILLA is presented in immaculate condition and has been thoughtfully extended to create generously proportioned family accommodation on two levels with superb panoramic views over open countryside. Tastefully decorated throughout, the property has been finished to an exceptionally high standard and there are many attractive features including a contemporary well appointed kitchen, bathroom and cloakroom, Oak interior doors, surrounds and finishings and a lovely sunny garden. The property enjoys the benefits of gas central heating, double glazed windows and exterior doors and has an alarm system. To the front is a neatly laid out walled garden with lawn, established shrubs and bushes with a lock block driveway leading to the garage which has power, light and water tap. A side gate gives access to the rear garden which is neatly laid out with a lawn and large sunny entertainment deck. This is truly a stunning property and must be seen to fully appreciate the quality and space both internally and externally.

ACCOMMODATION:

Ground Floor: Reception Hallway, Cloakroom, Lounge, Dining Room, Family Area & Dining Kitchen, Utility Room. Mezzanine Level: Bedroom 1. Upper Floor: 3 Further Double Bedrooms, Family Bathroom.

HALLWAY:

Enter is via a double glazed door into this spacious, welcoming hallway which has been decorated to a high standard and has both front and side facing windows offering spectacular views. A stairway leads to the upper floor and there is oak flooring and an under stair storage cupboard.

LOUNGE:

Approx. 15' 10" x 14' 2". A glass panel door leads into this bright and airy lounge which has been decorated to an exceptionally high standard. A large picture window overlooks the front and has a tremendous view over open countryside. Corniced ceiling, feature fireplace and French doors lead into the dining room.

DINING ROOM:

Approx. 11' 10" x 8' 10". A particularly spacious room with neutral décor. A window overlooks the side. Corniced ceiling. Ample space for dining table & chairs. Oak Flooring.

KITCHEN:

Approx. 25' 2" x 22' 4". A feature of this home is an outstanding open plan area with a well-appointed kitchen which has been fitted with base and wall mounted units with ample contrasting worktop surfaces and co-ordinating breakfast bar. A central work station incorporates a stainless steel sink with mixer tap and waste disposal unit. There is a gas hob, double electric oven with extractor hood, and integrated dishwasher and wine fridge, a Velux roof window, oak flooring and downlights. Open to the family area which has full length windows overlooking the wonderful rear garden, oak flooring, downlights and contemporary wall mounted radiators. French Glazed doors lead out into the garden and to the utility room.

UTILITY ROOM:

Approx. 9' 8" x 8' 11". Fitted with base and wall mounted units with ample worktop surfaces incorporating a stainless steel sink with mixer tap. There is plumbed space for an automatic washing machine and space for a tumble dryer. A door leads out into the garden and into the garage.

WC:

Approx. 5' 2" x 4' 7". Nicely presented with w.c. and wash hand basin with contrasting wall tiles, mirror, extractor and bathroom fittings.



MEZANINE LEVEL:

BEDROOM 1 :

Approx. 21' 5" x 8' . An extremely attractive spacious double bedroom which has a pleasant outlook towards the rear of the property. A further front facing window has a spectacular outlook over open countryside and beyond.

UPPER HALLWAY:

Spacious gallery landing. Downlights. Access to the floored loft via a Ramsay ladder.

BEDROOM 2:

Approx. 11' 4" x 8' 9". This is a beautifully presented bedroom which has tasteful décor and overlooks the rear of the property. Double built in wardrobe with further storage above.

BEDROOM 3:

Approx. 13' 2" x 12' 6". This is an extremely well presented, generously proportioned double bedroom which has been decorated in neutral tones. A large window has a rear facing outlook and there are double built in wardrobes with top stores above.

BEDROOM 4:

Approx. 13' 1" x 10' 5". A bright, well proportioned bedroom which has stunning open aspect views over the countryside and beyond. Substantial built in wardrobe with opaque glazed doors.

FAMILY BATHROOM:

Approx. 10' 7" x 6' 10" . An impressive family bathroom with three piece white suite, including a corner bath and shower unit over the bath with screen. Vanity unit in a white high gloss finish has His and Her wash hand basins. Downlights, wall mounted chrome radiator, tiled effect flooring and window.



Property Professionals



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