



**THE ANCHORAGE, 23 AUCHMITHIE,
ARBROATH, DD11 5SQ**

**SEMI DETACHED
COTTAGE**



Key Features

- A unique opportunity to purchase a delightful home within a very desirable setting.
 - Sea and countryside views • Electric central heating & Double glazing.
 - Front garden, rear garden with sunny seating area, and a wooden shed.
 - Driveway leading to a detached wooden garage.



5 2 2

OFFERS OVER
£250,000

Property Description

This deceptively spacious SEMI DETACHED COTTAGE must be viewed to appreciate the size, style and location of accommodation on offer. Set within an enviable location in the picturesque hamlet of Auchmithie this charming home offers exceptional accommodation over two levels and is located just a stones throw from the beach with open sea and countryside views. Auchmithie is within a short commute to nearby Arbroath where there are a large variety of amenities and services as well as the A92 dual carriageway providing easy access to Carnoustie, Dundee and beyond. The property is presented in immaculate order with electric heating and double glazing. There is a charming lounge, spacious dining room, recently upgraded dining kitchen with utility area off, a luxurious shower room and 5 spacious bedroom, the master with an en-suite shower room. Outside there is a small garden area to the front with access to the rear where there is an enclosed garden with sunny seating area and lawn, an additional enclosed lawned garden, wooden shed, and a stone chipped driveway leading to a detached wooden garage.

ACCOMMODATION:

Hallway, Lounge, Dining Room, Kitchen, Utility, 5 Bedrooms (master en-suite) Family Shower room.

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, and an electric radiator.

LOUNGE:

Approx. 16'8 x 18'3. A delightful sunny lounge with two front and two rear facing windows with a feature stone fireplace and hearth, with electric fire, with a wood panelled wall, two storage cupboards, wall and ceiling lights and two electric radiators.

DINING ROOM:

Approx. 11'9 x 13'6. Entry is via a glass panel door into this spacious front facing dining room with ample room for a table and chairs, a double glass panel doors leading into the lounge, and electric radiator.

KITCHEN:

Approx. 17'8 x 13'. A feature of this home is the splendid well-appointed kitchen which has recently been fitted with modern base and wall units with a large breakfast seating area, with coordinating work surfaces incorporating a stainless steel sink. There is an electric double oven, hob and extractor hood above, plumbed space for an automatic washing machine (included and space for a tumble dryer and fridge freezer (included). An electric radiator, access into a rear hallway and to the dining room.

REAR HALLWAY:

Access from here into the lounge and kitchen and to a utility area with space for an under counter appliance and shelving, and rear door leading into the garden.

SHOWER ROOM:

Approx. 8'7 x 8'. A recently upgraded, rear facing shower room with a 2 piece white suite comprising of the wash hand basing incorporated within a modern vanity unit, a wc and a glass fronted double shower cubical housing an electric shower. Finished with modern wet wall with bathroom fittings, mirror, Expelair, spotlights to the ceiling and a large shelved linen cupboard.



BEDROOM 3:

Approx. 11'5 x 13'6. A delightful bedroom which overlooks the front of the property and offers a sea view. There is ample room for furnishings, and an electric radiator.

BEDROOM 4:

Approx. 11'9 x 13'6. Front facing double bedroom with a walk-in shelved and hanging wardrobe, and an additional walk through wardrobe which gives access to bedroom 5/home office, and an electric radiator.

BEDROOM 5/HOME OFFICE:

Approx. 12'2 x 8'2. A delightful well proportioned rear facing 5th bedroom/home office. There is wood effect flooring, access via a walk through wardrobe into bedroom 4, and an electric radiator.

UPPER HALLWAY:

Access into the master bedroom with en-suite and bedroom 2.

MASTER BEDROOM:

Approx. 14'8 x 12'9. An exceptionally spacious bedroom with two rear facing windows offering an open view over the surrounding countryside, electric radiator, and leading to the en-suite there is a large walk-in wardrobe.

EN-SUITE:

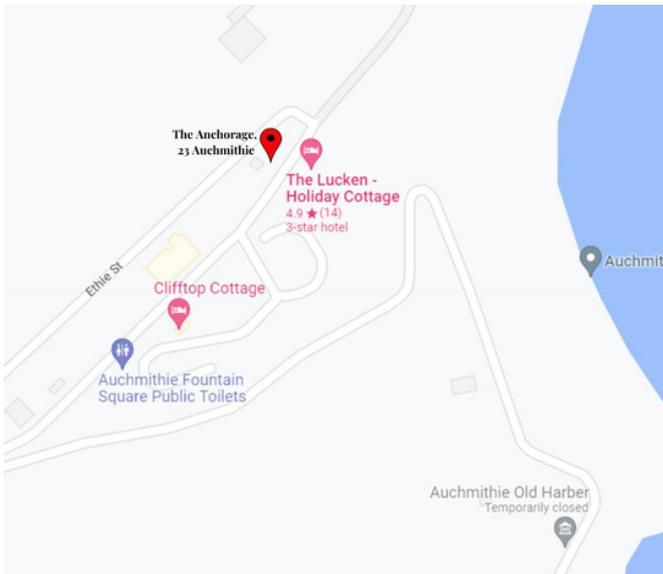
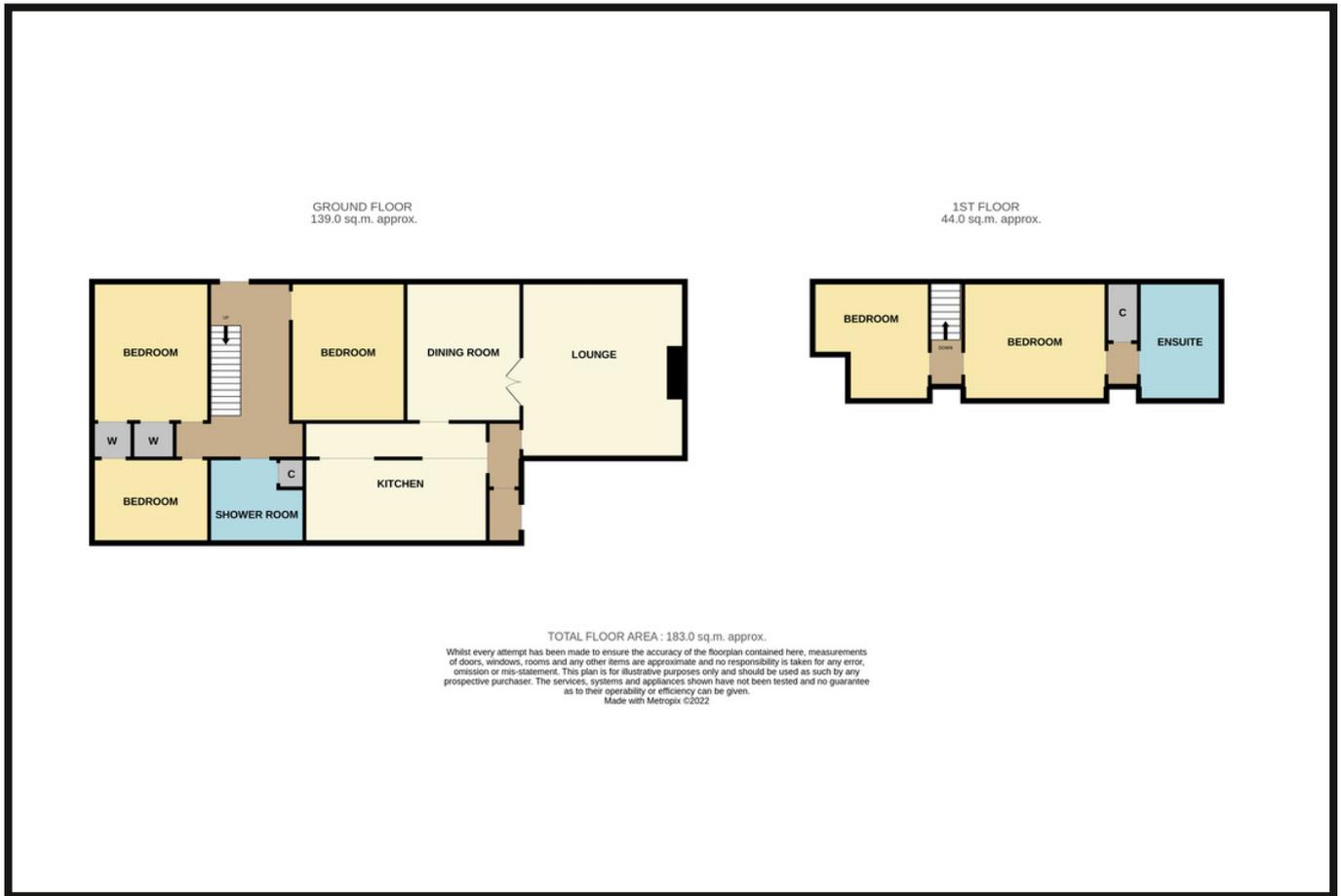
Approx. 7'9 x 13'5. Rear facing exceptionally spacious en-suite with a wc, wash hand basin, and shower cubicle housing an electric shower. There are spotlights to the ceiling, access into a large loft space, and an electric radiator.

BEDROOM 2:

Approx. 12' x 12'9. A delightful well proportioned rear facing bedroom which overlooks the rear of the property. An electric radiator.



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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