



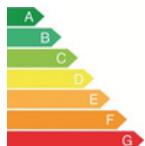
**104 FINLAY DRIVE, ARBROATH,  
DD11 3FE**

**SUPERIOR DETACHED  
VILLA**



## Key Features

- Set within a very desirable, quiet residential location
- A superior family home of generous proportions • Gas central heating, solar panels & double glazing. • Enclosed private rear garden with patio and shed.
- Monoblock driveway leading to integrated garage.



**B**



**OFFERS OVER  
£270,000**

# Property Description

This is an excellent opportunity to purchase this SUPERIOR DETACHED VILLA located within a popular development. Presented in move-in condition this impressive detached family home offers superb family living and benefits from a stylish fitted kitchen, with integrated dishwasher, utility room with space for white goods and a stunning, recently added sun room with views over the garden. Finished in modern neutral tones, with gas central heating, controlled by a Hive system, Solar panels, and double glazing, this property must be viewed to appreciate everything that is on offer. Outside to the front the owners have upgraded to install a very useful monoblock driveway, suitable for parking several vehicles and there is access to the integrated garage. To the rear is an enclosed garden with sunny patio and lawn.

Viewing this home is highly recommended to fully appreciate.

## ACCOMMODATION:

Hallway, Lounge, Dining Kitchen, Sun Room, Utility Room, Cloakroom, 5 Bedrooms, En Suite Shower Room & Family Bathroom.

## HALLWAY:

Entry is via a double glazed front door into this spacious hallway decorated in neutral tones with stairway leading to the upper floor accommodation. Storage cupboard.

## LOUNGE:

Approx. 15'3" x 11'1". A bright front facing lounge with ample room for furnishings, TV point and a radiator.

## DINING KITCHEN:

Approx. 19'7" x 10'5". A feature of this home is the splendid well-appointed kitchen which is fitted with modern base and wall units with coordinating work surfaces incorporating a stainless steel sinks with mixer tap. There is an electric oven and gas hob with stainless steel splashback and extractor hood above. There is also an integrated dishwasher and space for an american style fridge freezer, rear facing window, a breakfast bar and open to the sun room. Wood effect flooring.



## SUN ROOM:

Approx. 11'4" x 10'10". A thoughtfully considered, recent addition to the property is this stunning sun room which is of an exceptionally high standard and provides a lovely relaxing sitting area. Views over the rear garden and doors lead out. Wood effect flooring.

## UTILITY ROOM:

Approx. 6'5" x 6'3" Fitted cabinet style continues from the kitchen with coordinating work surfaces. There is plumbing for washing machine and space for tumble dryer. Stainless steel sink and drainer. Door gives access to the rear garden and further door leads into the cloakroom.

## CLOAKROOM:

Approx. 6'9" x 3'5". A conveniently located wc fitted with a two piece white suite. Window.



**UPPER HALLWAY:**

A spacious upper hallway with storage cupboard and access into the floored loft.

**MASTER BEDROOM:**

Approx. 13'1" x 11'1". A spacious bedroom with neutral decor and front facing window. Door leads to en suite.

**EN-SUITE:**

Approx. 7'1" x 5'11". An attractive en-suite with wc, wash hand basin and a separate shower cubical. Partially tiled and window.

**BEDROOM 2:**

Approx. 11'7" x 8'11". A delightful well proportioned double bedroom with rear facing bedroom.

**BEDROOM 3:**

Approx. 9'3" x 7'3". Single bedroom currently being used as an office with window overlooking the rear.

**BEDROOM 4:**

Approx. 9'5" x 8'3". A bright rear facing bedroom with neutral decor.

**BEDROOM 5:**

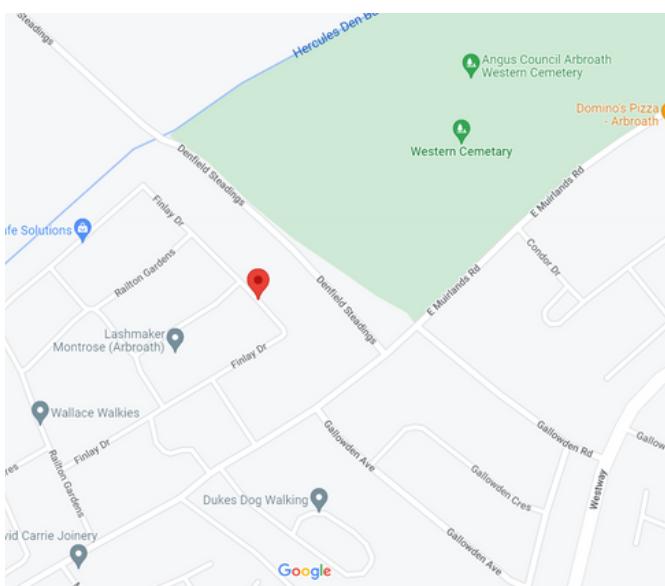
Approx. 11'11" (at longest) x 8'11". A spacious bedroom with window overlooking the front of the property.

**FAMILY BATHROOM:**

Approx. 7'10"x 6'9". A generous family bathroom with a 3 piece white suite and shower over the bath with glass screen. Partially tiled with wall mounted cabinet and 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.