

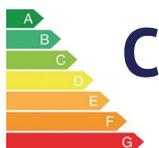


**23 PROVOST MILNE GARDENS, ARBROATH,  
DD11 5FG**

**SEMI DETACHED VILLA**



- Set within a very desirable residential area.
- A well-presented family home of generous proportions • Gas central heating & Double glazing.
  - Enclosed rear garden with large tiled patio, power & water points and wooden shed.
  - Hot tub available by separate negotiation.
- Lock block driveway providing parking for 3 cars leading to the garage.



OFFERS OVER  
**£200,000**

# Property Description

This deceptively spacious SEMI DETACHED VILLA must be viewed to appreciate the style and size of accommodation on offer. Set within a popular residential area, close to all local amenities and services including popular Primary and Secondary Schools, the property offers excellent accommodation with many additional features including recently fitted composite doors, window shutters, engineered flooring and modern hallway radiator. The property has the advantage of a 3 car driveway leading to the garage and a fully enclosed rear garden with large tiled patio area, area for hot tub (available by separate negotiation) a neatly laid out lawn, wooden shed, power points and water tap. Decorated in modern neutral tones with gas central heating and double glazing, there is a spacious lounge, a sunny dining kitchen, conveniently located downstairs wc, 3 bedrooms, the master with en-suite shower room, and a family bathroom with over the bath shower. Viewing is highly recommended to appreciate this excellent modern property.

## ACCOMMODATION:

Hallway, Lounge, Dining Kitchen, WC, 3 Bedrooms, Master en-suite & Family Bathroom.

## HALLWAY:

Entry is via a recently installed composite door into this spacious hallway with modern tiled floor, a new modern vertical radiator with mirror, and stairway leading to the upper floor.

## WC:

Approx. 5'6 x 3'2. Fitted with a vanity to the wash hand basin, and a wc. Tiled floor, Expelair, bathroom fitments and a radiator.

## LOUNGE:

Approx. 10'7 x 14'9. A spacious lounge with front facing window, with window shutters, engineered oak flooring, TV and telephone points and a radiator.

## DINING KITCHEN:

Approx. 20' x 8'6. A feature of this home is the splendid well-appointed dining kitchen. The kitchen area looks onto the rear garden and is fitted with modern base and wall units with under unit lighting, coordinating work surfaces incorporating a stainless steel sinks with shower mixer tap. There is an electric oven, 5 burner gas hob with stainless steel extractor hood above, Plumbed space for an automatic washing machine, dishwasher and fridge freezer. The dining area has ample room for a table and chairs, a cupboard housing the electric meter and fuse box, a radiator, rear facing window and recently installed composite patio doors leading out into the rear garden.



**UPPER HALLWAY:**

A spacious upper hallway with a shelved linen cupboard housing the water tank, access via a Ramsay style ladder into a floored loft, and a radiator.

**BEDROOM 1:**

Approx. 10'7 x 15'. An exceptionally spacious front facing bedroom with window shutters, with a double shelved and hanging wardrobe with sliding mirror doors, and a radiator.

**EN-SUITE:**

Approx. 4'9 x 8'2. With wc and wash hand basin with a glass fronted shower enclosure housing a power shower, finished with modern tiling, a radiator and side facing window. Expelair and spotlights.

**BEDROOM 2:**

Approx. 9'5 x 12'. A delightful well proportioned rear facing bedroom which overlooks the rear of the property with a double shelved and hanging wardrobe with sliding mirror doors and a radiator.

**BEDROOM 3:**

Approx. 10'5 x 8'6. Rear facing bedroom with a radiator.

**FAMILY BATHROOM:**

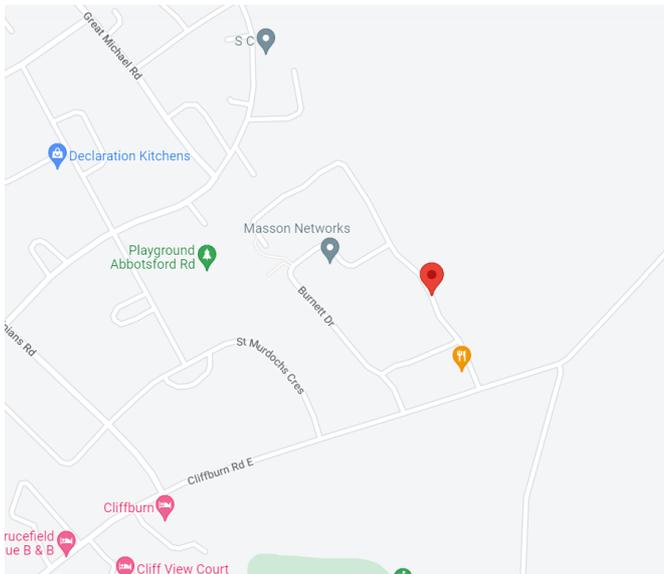
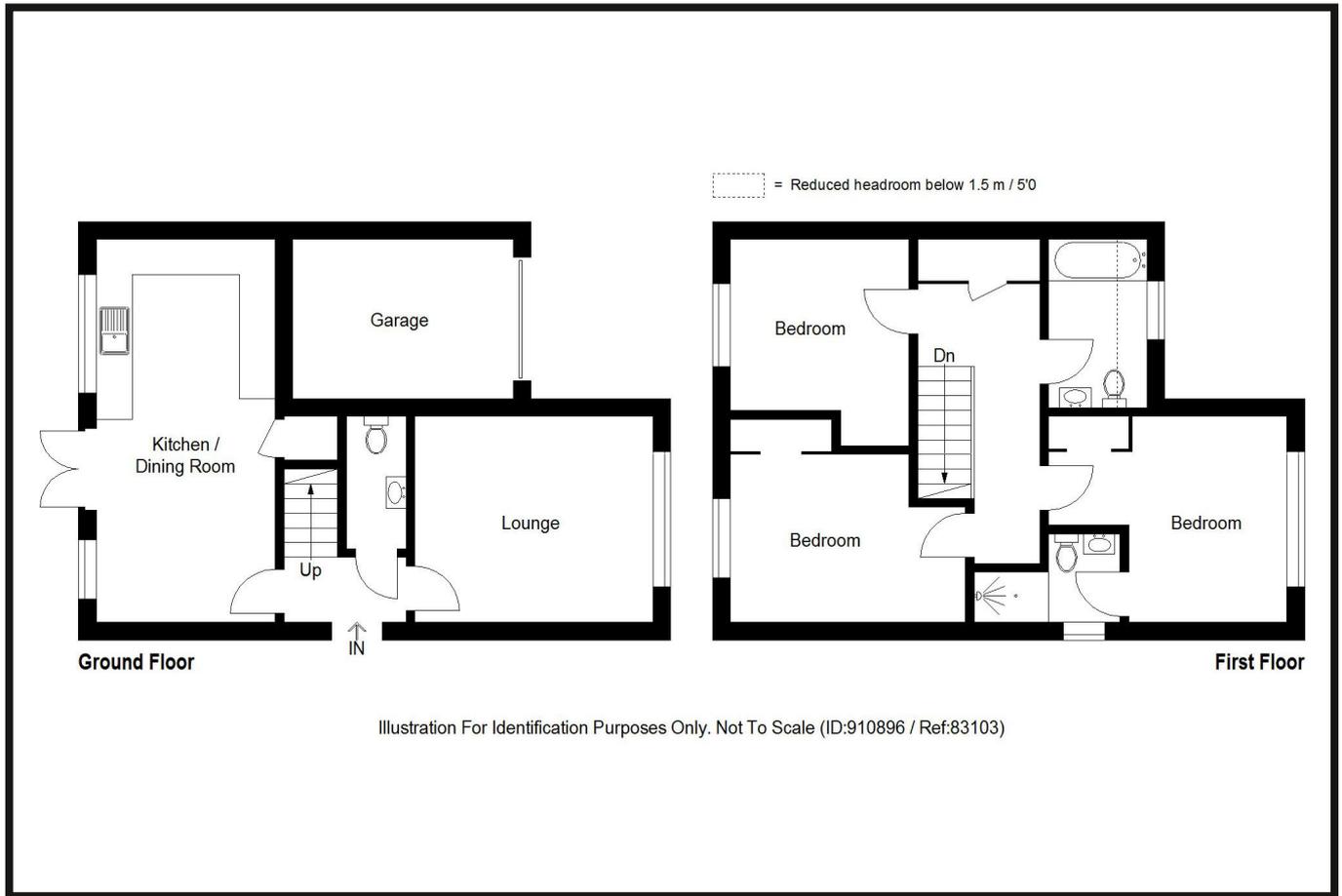
Approx. 9' x 5'6. A generous family bathroom with a vanity unit incorporating the wash hand basin and wc, a P shaped bath with an over the bath power shower with hand held and deluge attachments, finished with modern tiling, bathroom fittings, Expelair, spotlights and a heated towel rail.

**GARAGE:**

Approx. 9' x 17'6. A generous size garage with an up and over door, power points, light and 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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