

Connelly Yeoman



5 THE STEADINGS, AUCHMITHIE, DD11 5SL

MID TERRACED VILLA



Key Features

- Set within the much sought after village of Auchmithie.
- A family home of generous proportions • Gas central heating & Double glazing.
- Private, mature rear garden with fruit trees.
- Spectacular Sea Views.



OFFERS OVER
£210,000

Property Description

This TERRACED VILLA offers excellent well proportioned accommodation on two levels, forming part of small exclusive courtyard development, situated in the very picturesque fishing village of Auchmithie, which lies in the heart of beautiful Angus countryside. The subjects have been maintained and finished to a good standard, with many additional attractive features, including a spiral staircase leading to the upstairs accommodation which boasts tremendous sea views. The property enjoys the benefits of Gas Central Heating & Double Glazed Windows and doors. To the rear there are private and secluded gardens laid out in an assortment of mature fruit trees, bushes, flowers and shrubs. Parking is available in the court yard area to the front. Viewing this most desirable home internally is absolutely essential to fully appreciate the space on offer and the panoramic sea views are just spectacular.

ACCOMMODATION:

Hallway, Lounge, Dining Area, Kitchen, 4 Bedrooms, Family Bathroom & Shower Room

HALLWAY:

Enter via a vestibule which has built in storage with sliding doors. A further door leads into the hallway which has the feature spiral staircase and space below which could be utilised as a study/office space.

DINING AREA:

Approx. 13'8" x 8'5". A great space which could be utilised as a dining area with downlights and french doors leading into the lounge. Open to the kitchen.

LOUNGE:

Approx. 12'6 x 12'5". A bright naturally lit room via 3 roof windows. Wood flooring and downlights and double glazed doors lead into the 'lean to' where there are mature grape vines and a door leads out to the rear garden.

KITCHEN:

Approx. 12'1" x 8'11". Fitted with ample wall and base units in a white finish, there is space for all white goods which are to be included in the sale. Built in oven with gas hob and extractor above. Wood flooring and window overlooking the front taking in the stunning sea views.

SHOWER ROOM:

Approx. 6'6" x 6'4". Fitted with w/c, wash hand basin and shower. Partially tiled.

BEDROOM 1:

Approx. 16'8" (longest) x 11'2". Currently being used as an office, this versatile room is an 'L' shape with a small window overlooking the rear and a front facing window giving outstanding views across the sea. There are built in wardrobes with mirror sliding doors and wooden flooring.



UPPER HALLWAY:

A spacious upper hallway with laminate flooring.

MASTER BEDROOM:

Approx. 16'11" x 13'4". An exceptionally spacious bedroom with outstanding sea views from the picture windows. Further window overlooks the rear and there is a wood floor throughout.

BEDROOM 3:

Approx. 11'2" x 9'4". A delightful well proportioned front facing bedroom giving outstanding sea views.

BEDROOM 4:

Approx. 11'3" x 7'6". Neutrally decorated bedroom with rear facing window and a further roof window.

FAMILY BATHROOM:

Approx. 6'6" x 5'6" A family bathroom which is fitted with a coloured 3 piece suite and is partially tiled.

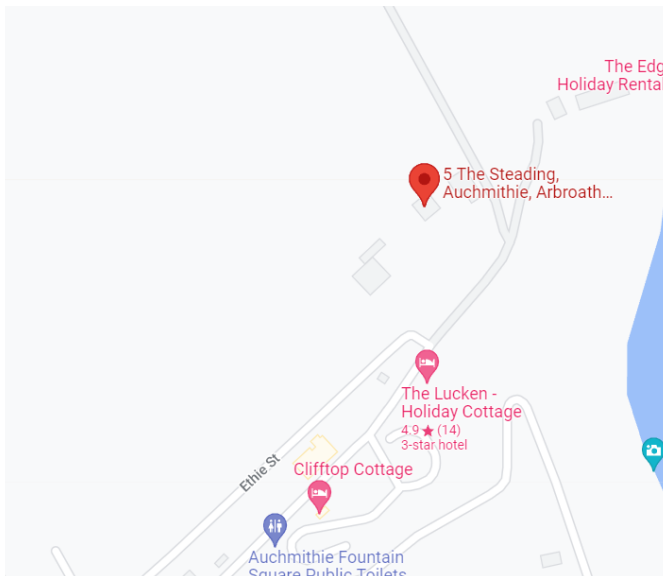


Property Professionals

Approximate Gross Internal Area = 119.5 sq m / 1286 sq ft



Illustration For Identification Purposes Only. Not To Scale (ID:906619 / Ref:82947)



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