

Connelly Yeoman



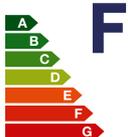
**NINEVEH BANK, WOODVILLE, BY
ARBROATH, DD11 2QW**

**DETACHED COUNTRYSIDE
COTTAGE**



HOME REPORT VALUE £355,000

- Set in a beautiful rural location with stunning 360 countryside views.
- Spacious, versatile accommodation on two levels with Oil Fired Heating, Double Glazing & additional large detached outbuilding/Games Room
- Well presented gardens, large driveway & detached double garage with mechanics pit.



3 3 1



OFFERS OVER

£350,000

Property Description

This is a highly distinctive and much admired DETACHED COTTAGE set within a stunning countryside landscape with panoramic views of fields and beyond. The property is spacious, versatile, in immaculate move in condition and provides superb family accommodation on 2 levels which includes a fabulous lounge open to a dining room, a country style kitchen, large modern utility room, recently installed contemporary shower room and 3 double bedrooms. Externally the property is set in extensive gardens where there is a large driveway in low maintenance, decorative stamped concrete which would be suitable for parking numerous cars, caravans etc and this leads to a double garage where there is the benefit of a mechanics pit, areas of garden to the sides of the property are neatly laid out in lawn, further areas of land have coloured chipped stones, raised borders of flowers & shrubs, a large decking area which is a natural sun trap, a further shingle area, a stone storage outbuilding and a further huge detached building which is currently being used as a games room, but could be converted, with the right permissions. This property must be seen to appreciate both the internal space and the external spaces which are on offer.



ACCOMMODATION:

Porch, Hallway, Lounge, Dining Room, Kitchen, Sitting Room, Utility Room, Bathroom, W/C, 3 Bedrooms.

Detached Outbuilding/Games Room:

PORCH & HALLWAY:

A double glazed porch is a recent addition to the property which has views over the front and the countryside beyond, a door then leads into the hallway where there are numerous good sized storage cupboards throughout.



Property Description

LOUNGE & DINING ROOM:

Approx. 25'3" x 15'7". A lovely, bright spacious front facing space where there are windows overlooking the countryside, unique wood flooring made from old whiskey barrels, French doors leading out to the garden and open to the dining room where there is ample space for table & chairs and other furnishings.

DINING KITCHEN:

Approx. 15'5" x 11'3". A good sized kitchen fitted with oak wall and base units, granite effect work surfaces, integrated ovens, electric hob with extractor above, dishwasher, fridge, space for table & chairs, ceiling beams, high quality Colonia flooring and a window with views overlooking the front of the property.

SITTING ROOM:

Approx. 15'8" x 12'7". A lovely, cosy room with Oak flooring and Oak surround fireplace with traditional cast iron inlay with LPG fire, a picture window overlooks the front providing beautiful countryside views., a picture window overlooks the front providing beautiful countryside views.

UTILITY ROOM:

Approx. 11'3" x 9'4". A large, modern utility room fitted with an abundance of units in a white finish with black marble effect high gloss work surfaces, ample space for all white goods, stainless steel sink & drainer, parador style ceiling and a window overlooking the front.

BATHROOM with separate SHOWER:

Approx. 9' x 5'4". A contemporary, recently installed bathroom fitted with a 3 piece suite comprising of w/c, wash hand basin, bath and built in separate shower unit, enhanced by a modern grey concrete effect wet wall and vanity units, chrome wall mounted towel radiator, click Camaro vinyl flooring, window with display shelf and flooring.



W/C:

A fresh w/c which has been fitted with a 2 piece white suite, white high gloss vanity units, wet wall and a window faces the rear.

MASTER BEDROOM:

Approx. 14'1" x 9'10". A very spacious bedroom fitted with a suite of good quality wardrobes with matching drawer units, laminate flooring and a front facing window with country views.

BEDROOM 2:

Approx. 15'1" x 11'5". Another good sized double bedroom which is also front facing with laminate flooring and an adjoining door to 3rd bedroom.

BEDROOM 3:

Approx. 17'8" x 15'1". A great sized room which has space for a seating area, front facing window, a large walk in wardrobe and access stairway to and from the downstairs accommodation.

OUTBUILDING/GAMES ROOM:

Approx. 35' x 15'5". An extremely versatile space with great potential, currently being used as a games room and fitted with a bar, fully clad in pine, strip lighting, 3 windows and a double glazed door.

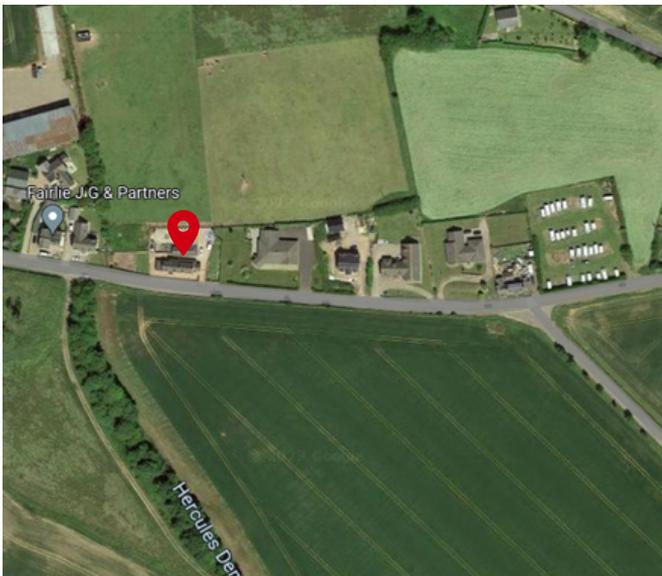
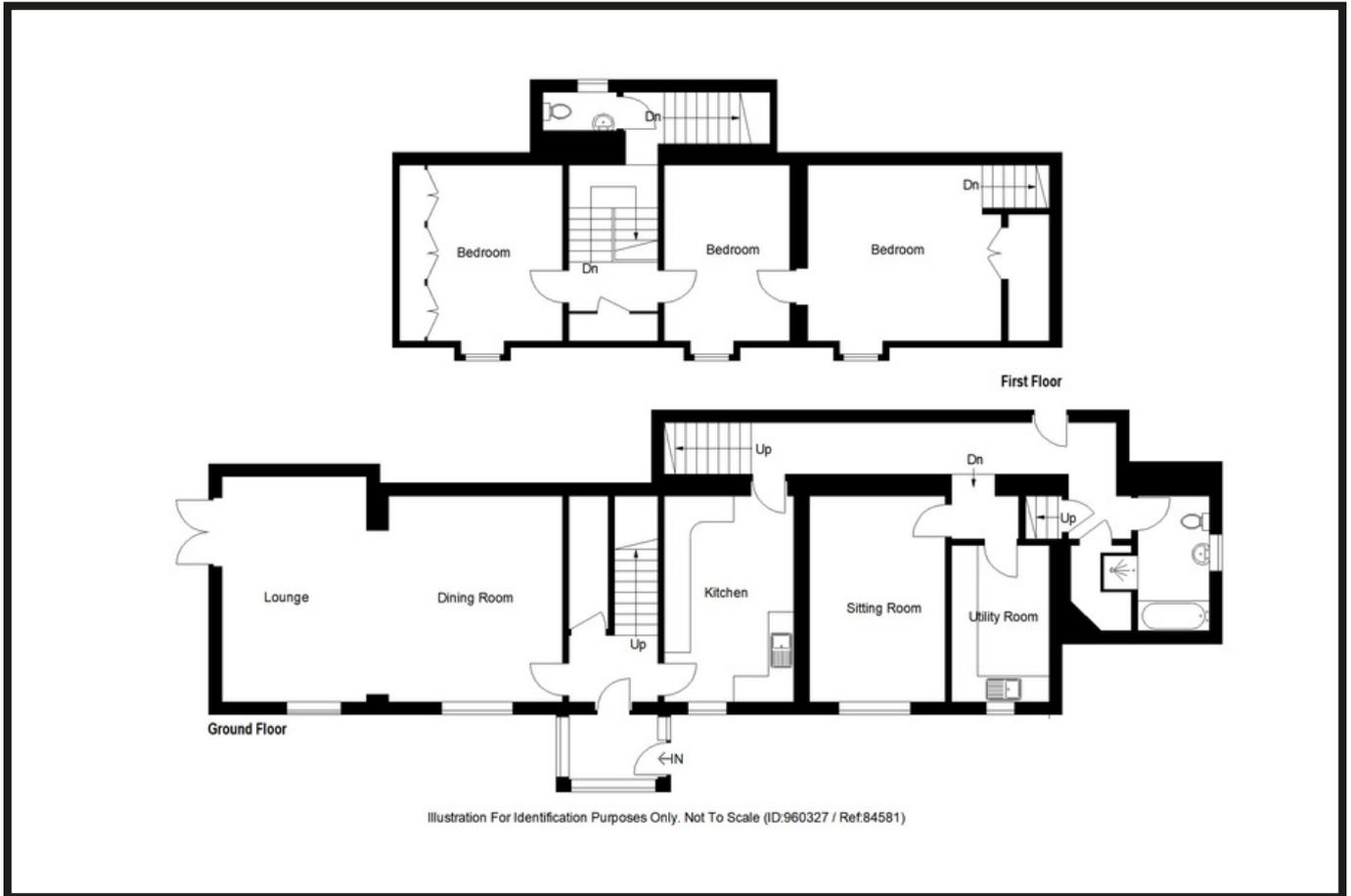
DOUBLE GARAGE:

Approx. 18'9" x 17'9". This double garage has the benefit of being fitted with a mechanics pit, huge amount of storage units in a white high gloss finish, windows overlooking the gardens, up and over doors and a further door leads out.





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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