

Connelly Yeoman



17 BUICK DRIVE, ARBROATH, DD11 5LF

DETACHED VILLA



Key Features

- Spacious family home set in a very small and quiet cul-de-sac.
- Presented in move-in condition with quality finishings
- Gas central heating and double glazing
- Mature landscaped gardens to the front and rear with a lock block driveway leading to the garage



OFFERS OVER
£255,000

Property Description

Connelly Yeoman are delighted to bring to the market this very attractive and well presented DETACHED VILLA which is located in a quiet cul-de-sac in a highly sought after residential area of Arbroath, with excellent access to a wide variety of amenities and services, including local shops, supermarkets, both primary and secondary schools and with good commuting trunk roads to both Dundee, Forfar and Aberdeen as well as bus and rail links.

The property is presented in excellent order throughout, with the benefits of gas central heating and double glazing. The décor is in modern neutral tones. The property offers versatile and adaptable accommodation and ideal for a family over two levels with a stunning dining kitchen and as well as a master ensuite a further double bedroom which is also ensuite.

Outside the property sits within a small quiet cul-de-sac and has a lock block driveway with parking for two cars with a garage, and laid out with a grass area safe for children. To the rear of the property the gardens are beautifully landscaped with a sunny south facing patio, lawned area and raised beds. There is a purpose built wooden shed to the side, and the garden is surrounded by a wooden fence.

ACCOMMODATION:

Lounge, Dining Kitchen, Cloakroom/WC, Utility Room, Master Bedroom with ensuite, Bedroom 2 with Ensuite, 2 further Bedrooms and a Family Bathroom.

ENTRANCE HALLWAY:

Entry is into a welcoming hallway with a wooden balustrade staircase leading to the upper floor.

LOUNGE:

Approx. 11'5 x 14'9. A lovely spacious lounge with front facing window looking into the quiet cul-de-sac and recreation area beyond. Wood effect flooring and a radiator.



Property Description

DINING KITCHEN:

Approx. 24'9 X 9'4. The kitchen area is fitted with modern base and wall units with work surfaces incorporating a stainless steel sink with a mixer tap. There is an integrated dishwasher, fridge freezer, stainless steel electric oven, combination microwave oven, gas hob with stainless steel extractor hood above. Finished with modern tiling and under unit lighting. There is a rear facing window and breakfast bar. This flows through to a generous size family dining area which has ample space for furnishing, pendant lighting, and patio doors which lead out into the garden.

WC:

Approx. 3'9 x 6'2. A convenient WC located downstairs with vanity unit incorporating a wash hand basin, extractor fan, spotlights and bathroom fitments.

UTILITY ROOM:

Approx. 4'3 x 6'2. With wall units and under counter space for an automatic washing machine and tumble dryer. There is an extractor fan and a door leading out onto the side pathway which leads to the rear garden.



UPPER HALLWAY:

The upper hallway has a side facing window and radiator. There is a cupboard which houses the water tank and a second storage cupboard with shelving, and access into the loft.

MASTER BEDROOM:

Approx. 11'4 x 10'2 A front facing double bedroom with a lovely open outlook across park land with trees and countryside views. With a triple shelved and hanging wardrobe with sliding mirrored doors.

ENSUITE:

Approx. 5'8 x 7'2. With a vanity unit incorporating the wash hand basin and WC. There is a large double shower cubicle housing a power shower and finished with modern tiling, bathroom fitments, and extractor fan, spotlights and a window overlooking the front of the property.

FAMILY BATHROOM:

Approx. 8'6 x 7'8. A lovely family bathroom with bath, vanity unit incorporating the wash hand basin, WC, tiling to the bath area and bathroom fitments. There is a large storage cupboard, which could be altered to use this space to install a shower cubicle.

BEDROOM 2:

Approx. 8'6 x 9'8. A spacious rear facing bedroom with double shelved and hanging wardrobes with sliding mirrored doors, ample room for furnishings, and a radiator.

ENSUITE:

Approx. 4'9 x 5'9. With WC and wash hand basin, a shower cubicle housing a power shower, extractor fan, spot lights and finished with tiling. A rear facing window provides light and ventilation.

BEDROOM 3:

Approx. 11'6 x 9'4. A rear facing double bedroom with shelved and hanging wardrobe, and a radiator.

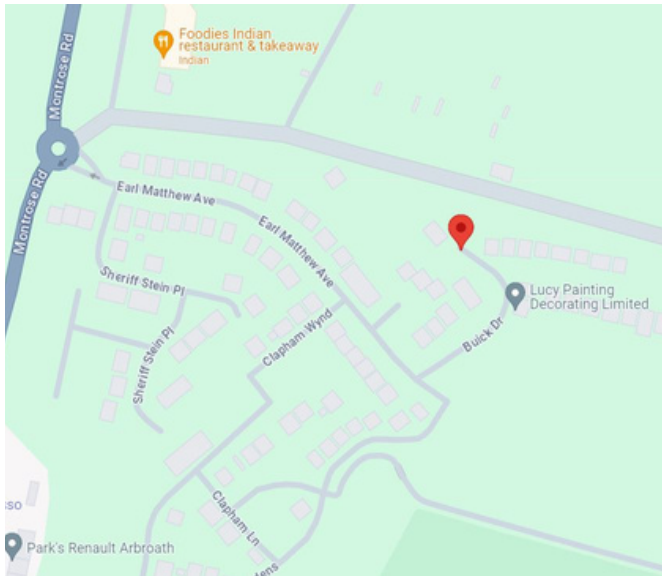
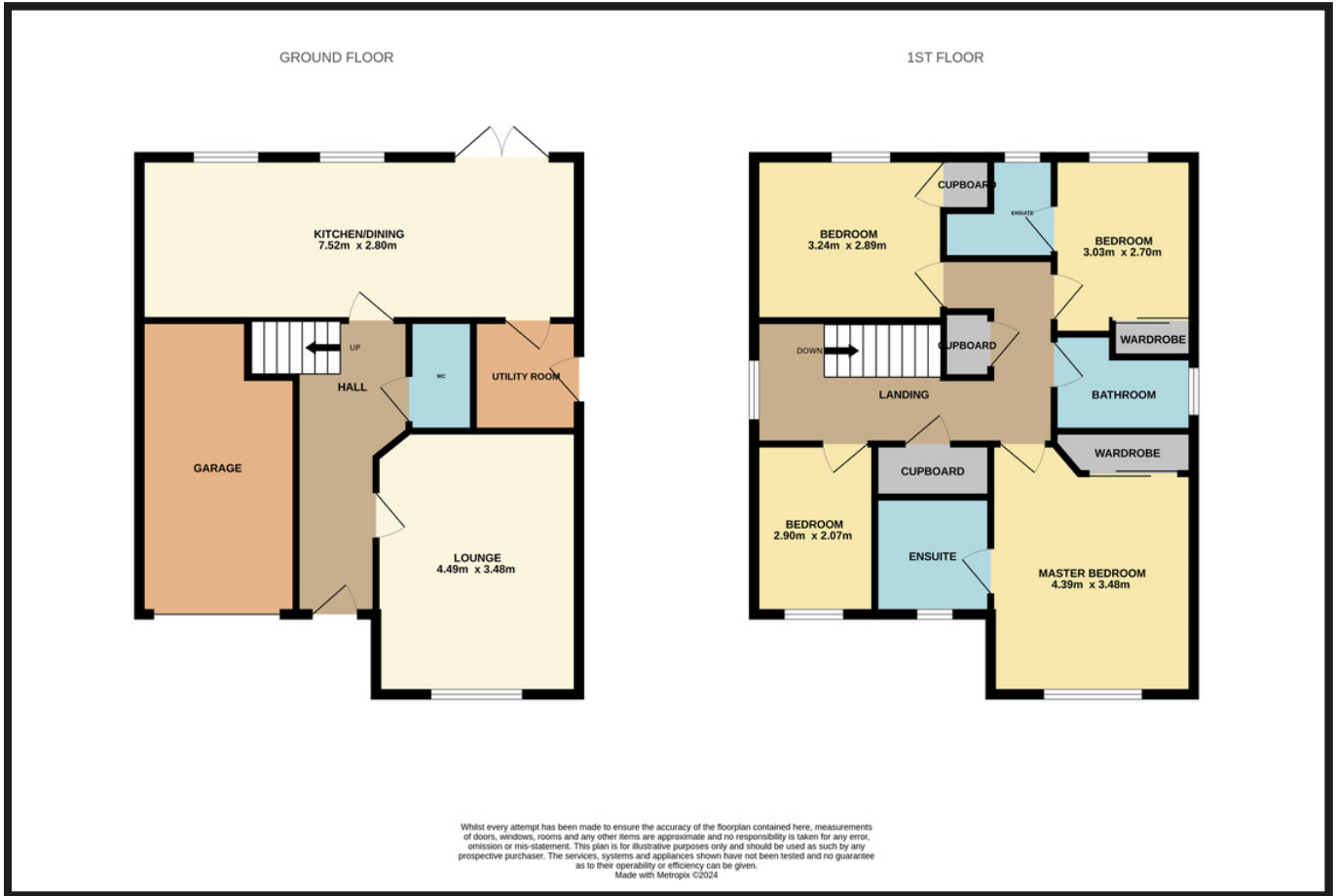
BEDROOM 4:

Approx. 6'8 x 9'4. A front facing bedroom which could be utilised as a dressing room or study. 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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