

Connelly Yeoman

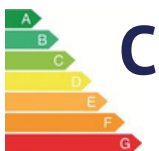


14 BEECHWOOD GARDENS, ARBROATH, DD11 4JA

DETACHED VILLA



- Set within a very desirable residential location close to many amenities
- A well presented family home of generous proportions over two levels
 - Gas Fired Central Heating and Double Glazing, ample storage
 - Neatly laid out gardens to the front and rear, Integral Garage



OFFERS OVER
£280,000

Property Description

This modern DETACHED VILLA must be viewed to appreciate the bright and stylish accommodation on offer. Set within a much sought after residential location on the northern edge of Arbroath, known locally as Kirkton, this property offers well proportioned accommodation over two levels and benefits from Gas fired central heating, Double glazing and ample storage and is presented in excellent order throughout with spacious Lounge, Kitchen/Family/Dining, Utility, WC, 4 bright spacious Double Bedrooms, the master with an attractive en-suite, and a family bathroom.

Externally, the property occupies a good sized garden plot, with stone chipped double driveway to the front affording ample off-street car parking and leading to the Garage. The front garden is laid to lawn with established flower borders. There is an enclosed side area of garden laid to flower beds and there is large lawn, bordered with flower borders, a sunny patio area, Hot Tub area with Hot Tub included. Early viewing of this attractive family home is recommended to appreciate.

ACCOMMODATION: VESTIBULE & HALLWAY, WC, LOUNGE, KITCHEN/DINING/FAMILY ROOM, UTILITY ROOM, INTEGRAL GARAGE: UPPER FLOOR:- MASTER BEDROOM WITH EN SUITE SHOWER ROOM, 3 FURTHER BEDROOMS, FAMILY BATHROOM.

VESTIBULE & HALLWAY:

Enter into the property via the main entrance door into the Vestibule, with an internal glazed door through into the Hallway. The Hallway has the staircase leading to the upper floor accommodation. Large under-stair storage cupboard and cloaks cupboard. CH Radiator. A glass panelled door leads off the Hallway into the Lounge.

WC/TOILET:

Approx. 4'6 x 4'7. Comprising WC., and wash-hand basin. Opaque glazed front-facing window. Built-in cupboard housing the electric meter and fuse box.

LOUNGE:

Approx. 11'9 x 16'. A very generously proportioned Lounge, with a front-facing window and a feature fireplace which has a wooden fire surround, marble inlay and hearth incorporating a coal effect Electric fire with a convector fan. This rooms offers ample space for a variety of seating and furniture settings. CH Radiator.

KITCHEN/DINING/FAMILY ROOM:

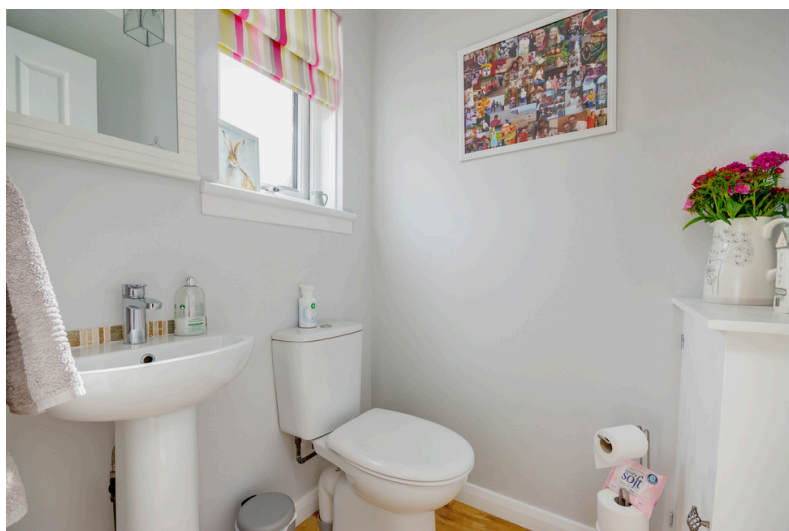
Approx. 18'8 x 9'2. The kitchen area is fitted with modern base and wall mounted units, worktop surfaces and a stainless steel sink with mixer tap. Built-in Electric Oven, Combination Microwave Oven, Induction Hob with extractor fan above and splashback. Integrated Dishwasher and Fridge. CH Radiator. Rear-facing window overlooking the rear garden. There is ample room for a dining table and a seating area. From this area there are patio doors leading into the rear garden and access into the utility.

UTILITY ROOM:

Approx. 10'5 x 5'9. Fitted with base and wall mounted storage units, worktop surfaces incorporating a stainless steel sink, plumbing and space for an automatic washing machine. CH Radiator. There is a rear-facing window and an external door out to the garden. From the Utility Room there is access into the Garage

INTEGRAL GARAGE:

Approx. 10'4 x 19'8 with an up and over garage door, power and light. The gas central heating boiler is located in the Garage.



UPPER HALLWAY:

Wooden balustrade staircase leading to the upper floor, with upper Hallway giving access to the Bedrooms and Bathroom. Built-in shelved storage cupboard. Access hatch into the loft space. CH Radiator.

MASTER BEDROOM:

Approx. 10'5 x 19'6. A very spacious master bedroom, with ample space for bedroom furnishings and settings. CH Radiator.

EN SUITE SHOWER ROOM:

Approx. 10'5 x 5'10. Comprising wash-hand basin, WC., and a large glazed shower cubicle housing a power shower with deluge and hand-held attachments. Modern wet wall finish. Parador style ceiling with spotlights. Heated towel rail. Rear-facing opaque glass window.

BEDROOM 2:

Approx. 10'8x 12'5. Spacious double bedroom with a front-facing window. Built-in triple wardrobe, shelving and hanging rail, with sliding mirrored doors. CH Radiator.

BEDROOM 3:

Approx. 10'8 x 10'2. Another spacious double bedroom, with a rear-facing window. CH Radiator.

BEDROOM 4:

Approx. 8'9 x 12'8. Double bedroom with a front-facing window. CH Radiator.

FAMILY BATHROOM:

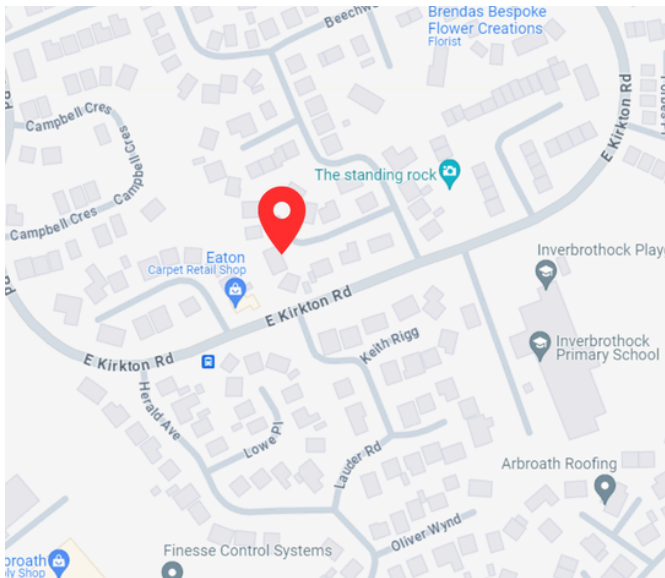
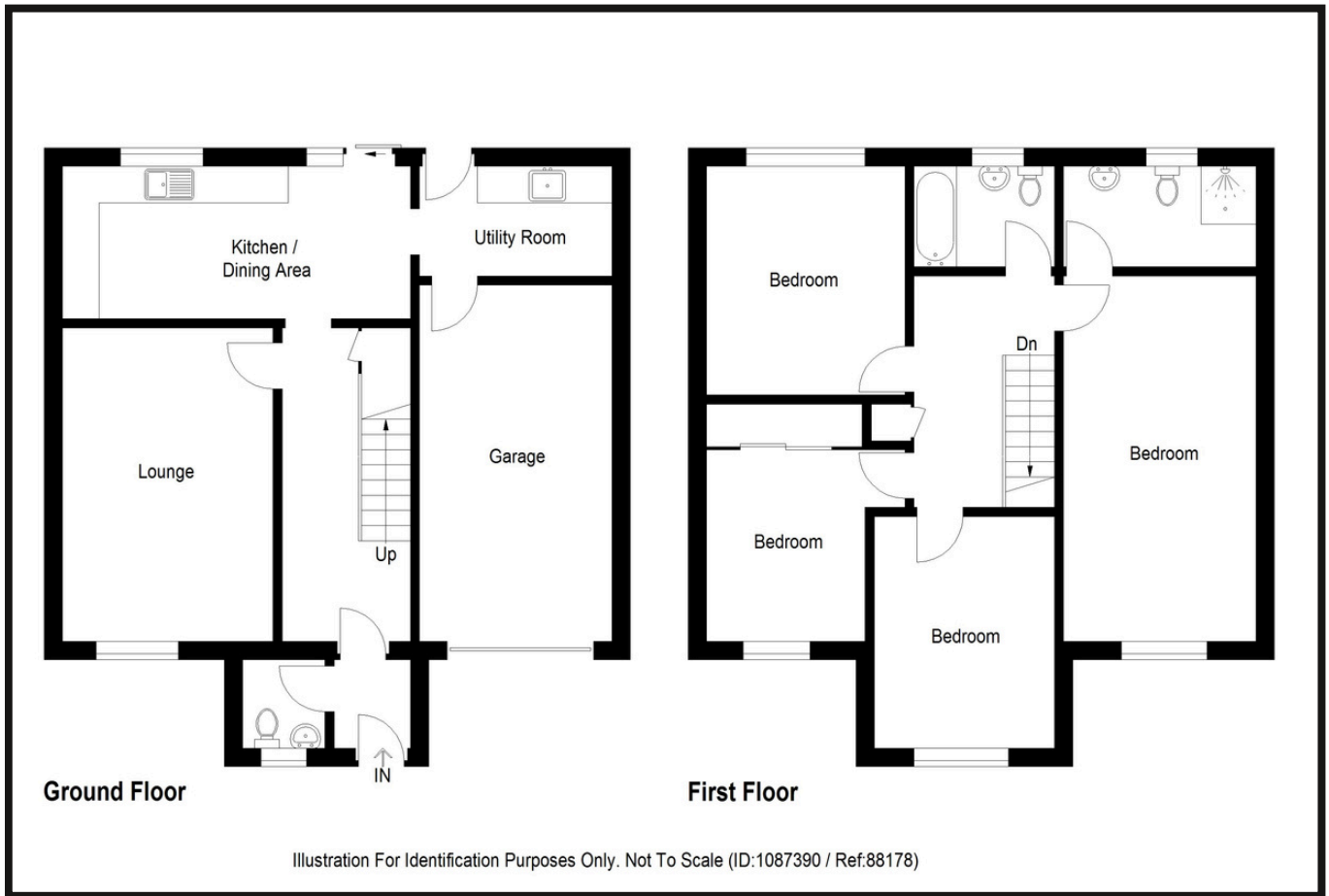
Approx. 7'5 x 5'9. Comprising wash-hand basin, WC and a bath with an over the bath shower, deluge and hand-held attachments. Parador style ceiling with spotlights. Xpelair. Heated towel rail. Rear-facing opaque glass window.

GARDENS:

Stone-chipped double driveway that leads to the Garage. Neatly laid out front garden with lawn and established flower beds. Large rear garden and side areas of garden, all neatly laid out, sunny patio area. Outside water tap. Bin area with a water tap.



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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