

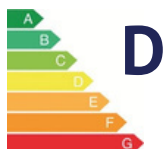


**38 KINGHORNE STREET  
ARBROATH DD11 2LZ**

**SUPERIOR DETACHED  
VILLA**



- Set within a sought after residential area yet close to most amenities and services
  - An immaculately presented family home of generous proportions
  - Gas Fired Central Heating and Double Glazing, ample storage
- Neatly laid out gardens to the front and rear, Two Driveways and Garage



OFFERS OVER  
**£280,000**



# Property Description

This attractive and well presented SUPERIOR DETACHED VILLA must be viewed to appreciate the bright and stylish family accommodation on offer. Set within a sought after residential area, located in the Hospitalfield area of town, the property is close to all local amenities and services that Arbroath has to offer, including including primary and secondary schools, within easy reach of the Westway retail shopping centre and with good transport routes close-by. The property offers generously proportioned accommodation over two levels and benefits from Gas fired central heating and Double glazing. On entering the property via the Vestibule, there is a spacious and welcoming Reception Hallway with a useful ground floor Toilet/WC., a well appointed Kitchen with fitted kitchen appliances included, formal Dining Room (feature Patio Doors out to the rear garden) and open plan through into the generously proportioned Lounge. On the upper floor there are three double Bedrooms and a recently upgraded, luxuriously appointed Family Bathroom. Externally, there are two lock-block driveways (offering ample off-street car parking), one either side of the property, and leading to the detached Garage. Neatly laid out front garden with lawn area and stone-chip borders for easy maintenance. The rear garden is again neatly laid out, with lawn and stone-chip borders. Timber Garden Shed included. Early viewing of this fine example of a modern family Villa is highly recommended to avoid disappointment.

**ACCOMMODATION:** ENTRANCE VESTIBULE & RECEPTION HALLWAY, TOILET/WC., KITCHEN, DINING ROOM OPEN PLAN THROUGH INTO THE LOUNGE; UPPER FLOOR:- 3 DOUBLE BEDROOMS, FAMILY BATHROOM.

**ENTRANCE VESTIBULE:** Enter into the property via the main front entrance door into the Vestibule. A glass internal door leads through into the Hallway.

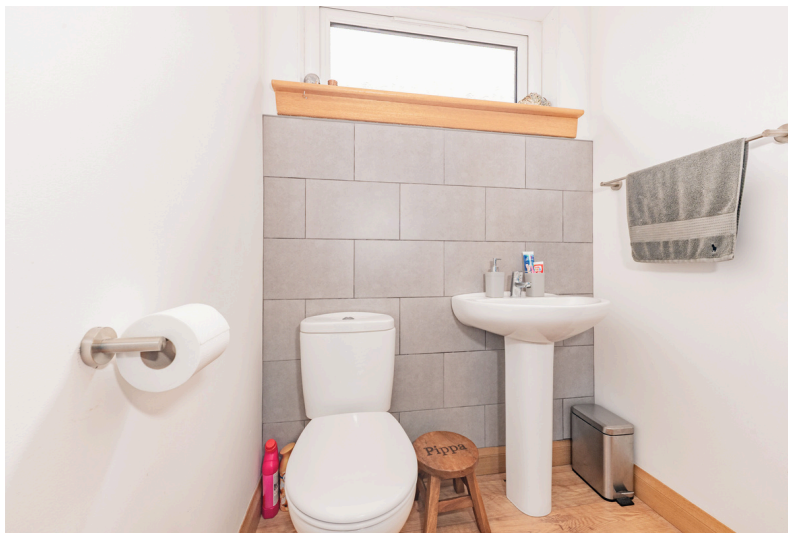
**RECEPTION HALLWAY:** Approx. 13'7 x 11'7. A spacious and welcoming Reception Hallway. It should be noted that the property has been recently upgraded and there are oak wood finishings throughout, including skirtings, facings and internal doors. Wood-effect flooring, continued throughout the ground floor accommodation. CH Radiator. Staircase leading to the upper floor.

**TOILET / WC:** Approx. 6'6 x 6'2. Comprising WC., and wash-hand basin. Feature tiled wall. Side-facing opaque glass window. Heated CH towel rail. Inset ceiling spotlights.

**KITCHEN:** Approx. 13'7 x 17'7. The kitchen is fitted with base and wall mounted units, worktop surfaces incorporating a stainless steel sink and mixer tap. Built-in NEFF stainless steel double Ovens. Gas Hob and extractor above. Under-unit worktop lighting. Integrated slim-line Dishwasher. Integrated Fridge and Freezer. Automatic Washing Machine. Large, under-stair larder cupboard. Inset ceiling spotlights. CH Radiator. Rear-facing window. External side entrance door leads out to the driveway. From the Kitchen there is access through into the Dining Room.

**DINING ROOM:** Approx. 15'7 x 13'2. A well proportioned formal dining room with feature Patio doors leading out into the rear garden. CH Radiator. Open plan through into the Lounge.

**LOUNGE:** Approx. 15'6 x 20'7. A generously proportioned Lounge, with a large picture window to the front of the property. Large CH Radiator under the window. Inset ceiling spotlights.





**UPPER FLOOR:** An oak wood and glass panel staircase leads to the upper floor landing, with a side-facing window which allows ample natural light. The upper landing is bright and spacious, with a large walk-in Utility cupboard which houses the Gas central heating boiler. The Utility cupboard measures 9'4 x 5'3. Access hatch and fitted loft ladder into the loft space.

**MASTER BEDROOM 1:**

Approx. 15'6 x 17'3. A generously proportioned master bedroom, with a large front-facing window. Two built-in double wardrobes (hanging space and shelving). Inset ceiling spotlights. CH Radiator.

**BEDROOM 2:**

Approx. 15'6 x 13'3. Another spacious double bedroom, with a rear-facing window offering an open outlook over open countryside. inset ceiling downlights. CH Radiator.

**BEDROOM 3:**

Approx. 13'7 x 10'7. Spacious double bedroom, with a front-facing window. Inset ceiling spotlights. CH Radiator.

**FAMILY BATHROOM:**

Approx. 13'6 x 7'4. The bathroom has recently been fully renovated, offering a luxurious feel, and comprising a double end bath tub with a feature wall and lighting. Vanity unit incorporating a "floating" wash-hand basin, WC., and a large shower area with glass shower screen and housing a power shower, deluge and hand-held shower attachment. Fully tiled walls. Inset ceiling spotlights. Heated CH towel rail. Extractor fan. Rear-facing opaque glass window allows for natural ventilation.

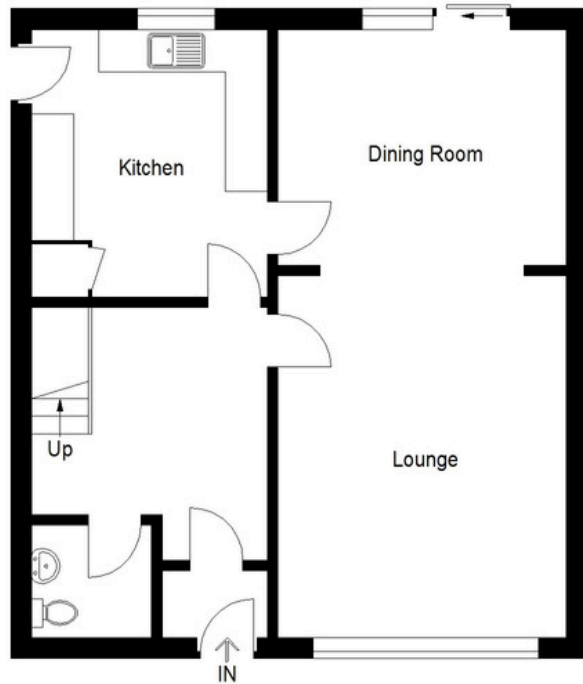
**GARAGE & GARDENS:**

Externally, there are two lock-block driveways (offering ample off-street car parking), one either side of the property, and leading to the detached Garage. Neatly laid out front garden with lawn area and stone-chip borders for easy maintenance. The rear garden is again neatly laid out, with lawn and stone-chip borders. Timber Garden Shed included.

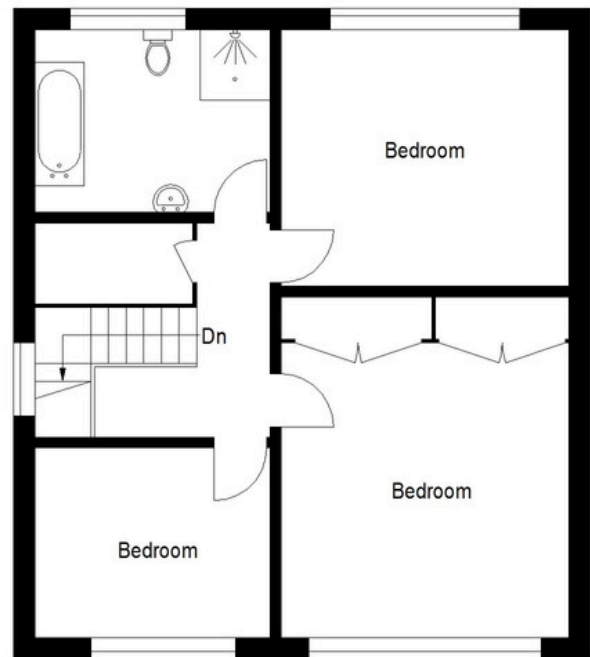
**GARAGE** with up and over door, power and light.



# Property Professionals

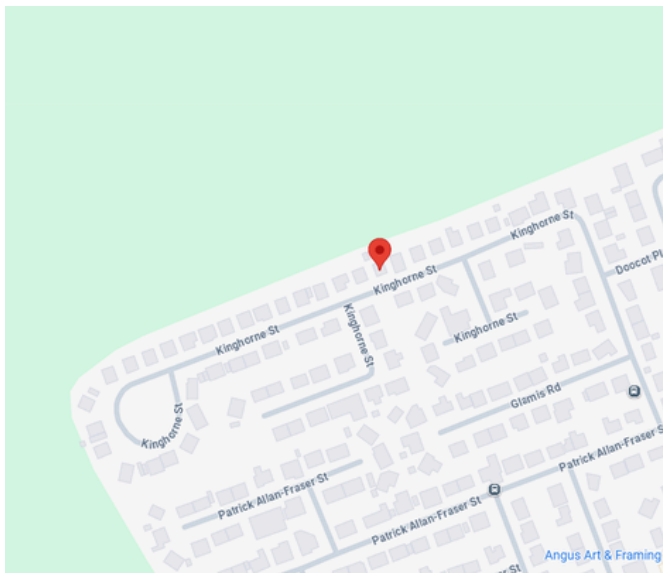


Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1169644 / Ref:90025)



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