



8 LOCHLANDS PARK, ARBROATH, DD11 3SR

DETACHED VILLA



Key Features

- Set within a very desirable area close to local shops and schools.
 - Spacious, versatile accommodation on two levels.
 - Beautifully finished with Oak finishings with bespoke detailing.
- Mature secluded gardens, large driveway and double garage.



4 2 2



OFFERS OVER

£340,000

Property Description

This is a SUPERIOR DETACHED VILLA set in a sought after location in close to a wide range of local amenities including well regarded primary and secondary schools and a variety of national and local shops cafe's and restaurants. The property beautifully finished with solid oak doors throughout and has some lovely personal touches. The accommodation is over two floors and has lovely large bright rooms, ample storage and consists of Lounge/Dining room, dining kitchen, conservatory, WC, utility room, 4 bedrooms, study/office/5th bedroom, family bathroom, double glazed and Gas central heating backed up with recently installed solar panels. A few minutes drive from the A92 linking East coast cities and the Railway which gives easy access North and South linking Aberdeen, Edinburgh and Glasgow.

VESTIBULE/HALLWAY:

Enter through a double glazed door into a vestibule measuring Approx. 5'5 x 4'. A door leads into the garage. Into the hallway all with Karndean flooring, neutral decor and a dado rail. Under stairs storage cupboard/cloaks with hanging rails.

WC:

Approx. 5'5 x 3'8. Partially tiled with two piece white suite and chrome wall mounted radiator and a large wall mounted mirror.

TV ROOM/5th BEDROOM:

Approx. 12'1 x 11'9. The Karndean flooring continues through into this adaptable room which could be used as a 5th bedroom. With cornice ceiling and a window overlooking the front of the property.



Property Description

BEDROOM 2:

Approx. 14'7 x 13'. On the upper level a great size room with triple mirrored wardrobes overlooking the front of the property, neutral decor and has ample room for furnishings.

BEDROOM 3:

Approx. 10'7 x 8'6. Situated on the upper level overlooking the rear of the property this room is currently being used as an office

BEDROOM 4:

Approx. 11' x 9'3. Another lovely bright room overlooking the rear of the property there is a door into eves storage

MASTER BEDROOM:

Approx. 15'11 x 14'8. A large window overlooks the front of the property and gives lovely light into this large master bedroom which has extensive wardrobe storage along one wall with mirrored sliding doors and an ensuite.

EN SUITE:

Approx. 7'2 x 7. A lovely bright room with two piece white suite and large shower which is finished in mosaic style tiles. A walnut vanity units and display shelf provides ample storage. Chrome mounted heated towel rail and ceiling window.

FAMILY BATHROOM:

Approx. 7'1 x 6'6. Three piece white suite with P shaped bath with shower over the bath and curved glazed screen. Finished in mosaic style tiling to the bath and display area, a chrome towel rail and ceiling window. Roof window.

DINING KITCHEN:

Approx. 13'8 x 10'9. A lovely solid oak dining kitchen with large picture window overlooking the gardens. Ample base and wall mounted units and a light cream work surface with moulded sink. Integrated dishwasher, double oven, fridge/freezer and Gas hob with extractor fan. Finished with Karndean flooring and a door through to the utility room.

UTILITY ROOM:

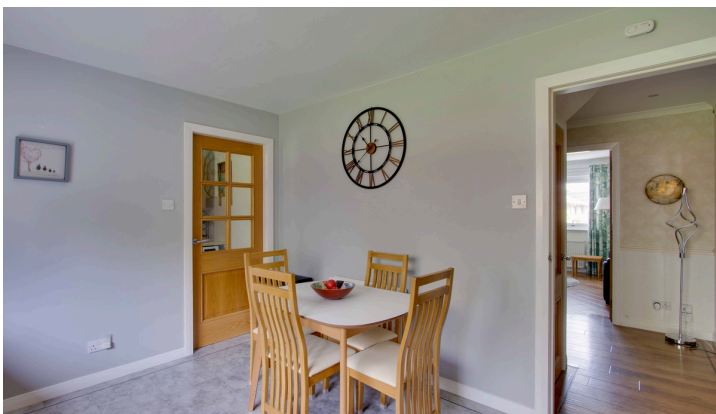
Approx. 6'8 x 5'5. Light oak wall and base units finished with a cream worksurface and tiled splashback. Further space for white goods, a stainless steel sink and drainer.

UPPER HALLWAY:

A large gallery landing with linen/drying cupboard which houses the boiler and provides plenty of room and storage and drying laundry and measures Approx. 7'1 x 5'3. also has a door into the eves for further storage and a hatch to the partially floored and insulated loft. The bespoke balustrade is beautifully detailed in oak and cast iron and travels along the landing and down the staircase. Downlights, a dado rail and neutral decor finish this lovely space.

LOUNGE/DINING:

Approx. 30'3 x 13'2. A beautiful room with double aspect large picture window overlooking the front of the property and oak French doors leading into the conservatory. A lovely large white fireplace with marble hearth and inlay housing an electric fire and corniced ceiling.



CONSERVATORY:

Approx. 11'6 x 11'2. With doors leading from the lounge, this lovely space looks over the rear garden and has a door leading out.

**GARDENS:**

A beautifully maintained wrap around garden with side gate leading into an enclosed rear garden with established trees, shrubs, flower borders and lawn. A pergola with seating area to enjoy this lovely space and further chip stoned area with more seating.

DOUBLE GARAGE:

Approx. 23' x 16. A large space housing the batteries for the solar panels. A door leads from the garage into the front vestibule mono block driveway for at least two vehicles.





Property Professionals

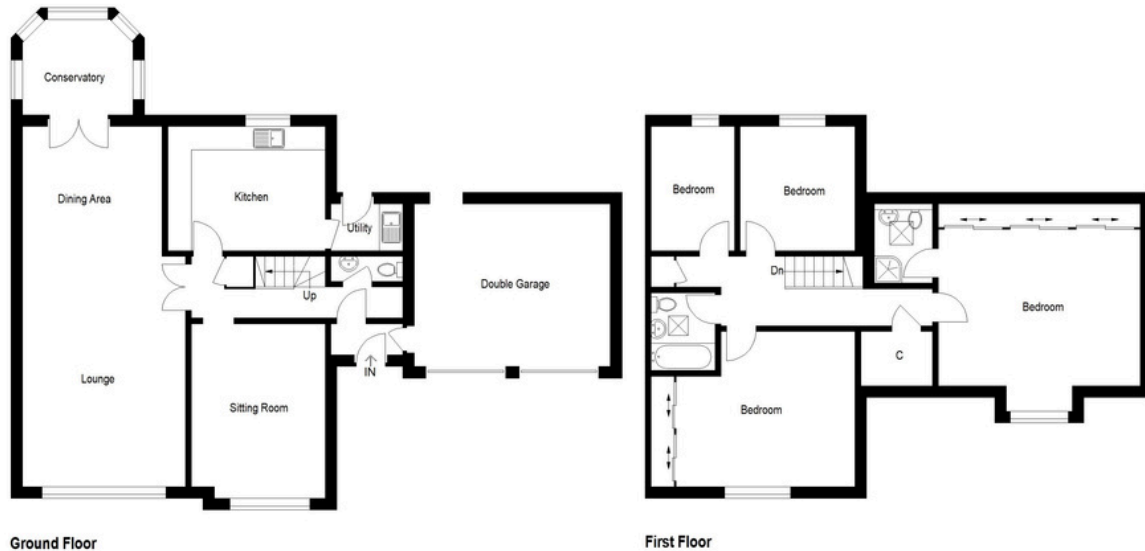
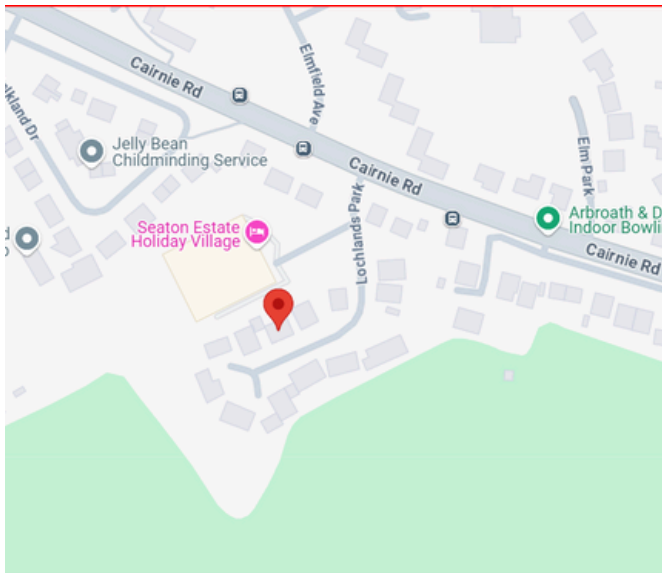


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