

# Connelly Yeoman

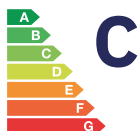


**SMITHYFIELD VIEW,  
MUIRSIDE OF KINNEL, BY ARBROATH, DD11 4UQ**

**INDIVIDUALLY DESIGNED  
SUPERIOR DETACHED  
BUNGALOW**



- Ideally set within a small enclave of properties located in a rural countryside setting
- An individual designed Superior Bungalow offering spacious and well appointed accommodation
  - Oil Fired Central Heating, Triple and Double Glazing, Quality fittings and finishes
- Landscaped gardens surrounding the property, Integral Garage and further adjoining Double Garage



**OFFERS OVER**

**£385,000**



# Property Description

Connelly Yeoman Estate Agency are delighted to bring to the market this individually designed and exceptionally well appointed SUPERIOR DETACHED BUNGALOW which is ideally set within a small "enclave" of properties at Muirside of Kinnell, located within just a few miles' drive of Arbroath which boasts a whole host of amenities and services, and close to good transport routes both northwards and southwards towards Aberdeen and Dundee. The property can only be described as immaculate, inside and out, and offers spacious and versatile accommodation all on one level, enjoying the benefits of Oil Fired Central Heating with both Triple and Double glazing throughout. There are quality internal fittings and finishes including Oak wood flooring and internal doors, modern fitted Kitchen and luxuriously appointed Bathrooms. Externally, the property occupies a large garden plot which is approx.  $\frac{3}{4}$  of an acre of landscaped garden grounds, all neatly laid out with lawn areas, established shrubs and bushes. A large driveway provides ample car parking for  $\frac{3}{4}$  cars. To the rear of the property is an extensive area of landscaped garden grounds, all neatly laid out with lawn area, Patio/entertainment area and a drying area. Overall, this property would suit a variety of buyers and early viewing is not to be missed.



**ACCOMMODATION COMPRISING:-** RECEPTION HALLWAY, WC/TOILET, OPEN PLAN LOUNGE/FAMILY/DINING & KITCHEN, PANTRY ROOM, UTILITY ROOM, INTEGRAL GARAGE; **WEST WING:-** HALLWAY, MASTER BEDROOM WITH EN SUITE SHOWER ROOM & DRESSING ROOM, FAMILY BATHROOM, 2 FURTHER DOUBLE BEDROOMS. ADJOINING GARAGE.

**RECEPTION HALLWAY:** Enter into the property via a Double glazed entrance door and glazed side panel. In the Hallway there is quality Oak flooring and in the Hallway is the Cloaks cupboard (housing the electric fuse box and meter) with light and offering ample storage. Off this area is the WC/Toilet.

## **WC/TOILET:**

Approx. 6'3 x 4'10. Comprising a two piece white bathroom suite, with a vanity unit incorporating the wash-hand basin. Bathroom fittings. CH Radiator. Good quality laminate flooring. Extractor fan. Rear-facing opaque glazed window allows for natural light and ventilation.

From the Hallway there is an Oak wood door with glass insets which leads into the open plan Lounge/Family/Dining and Kitchen room.





# Property Description

## OPEN PLAN LOUNGE/FAMILY/DINING & KITCHEN ROOM:

Overall this room measures approx. 32'7 x 37'6. A most generously proportioned room which offers versatile family living space and is fitted out with quality finishings, including Oak wood flooring. There is a lovely sun lounge area with fully opening "wave" doors which allows for an inside and out living space, and a further window overlooking the garden. There is a contemporary wall mounted CH Radiator.

The Family/Dining area has east-facing (front) views and there is an abundance of natural light in this area. There is another CH Radiator. A door leads out onto a large, outside entertainment patio area to the rear. This then flows through into the Kitchen area.

The Kitchen area is fitted with modern base and wall mounted storage units, with work surfaces incorporating a sink and mixer tap. Kitchen appliances include a Range Master cooker with Double Oven, Grill and 5 burner hob with an extractor hood above. There is space for a Dishwasher. The breakfast bar area with seating. Space and plumbing for an American-style Fridge/Freezer. Gray vinyl flooring. Dual aspect windows allows for ample natural light. From the kitchen area there is a walk-in Pantry.

## PANTRY ROOM:

Approx. 7'2 x 6'. A spacious Pantry room with a front-facing window, fitted shelving and with ample storage.

From the Kitchen there is access into the Utility Room.

## UTILITY ROOM:

Approx. 7'3 x 13'2. Fitted base units, worktop surfaces and a sink with mixer tap. Plumbing and space for an automatic washing machine. Space for a tumble dryer. Further space for additional under-counter appliances. CH Radiator. Extractor fan and a rear-facing window. There is an internal door through into the integral Garage.

## INTEGRAL GARAGE:

Approx. 14'10 x 20'. In the garage there is power and light (ample sockets) an electric up and over garage door and a rear courtesy door out into the garden, a rear-facing window and this area also houses the Oil fired central heating boiler. Access into a partly floored loft space providing additional storage.

## INNER HALLWAY LEADING TO THE BEDROOM WING:

From the Hallway there is access through into the "West Wing" of the property where the Master Bedroom Suite and Bedrooms are located. Built-in double wardrobe/storage cupboards. CH Radiator. Access hatch into the main loft space of the property.

## MASTER BEDROOM SUITE:

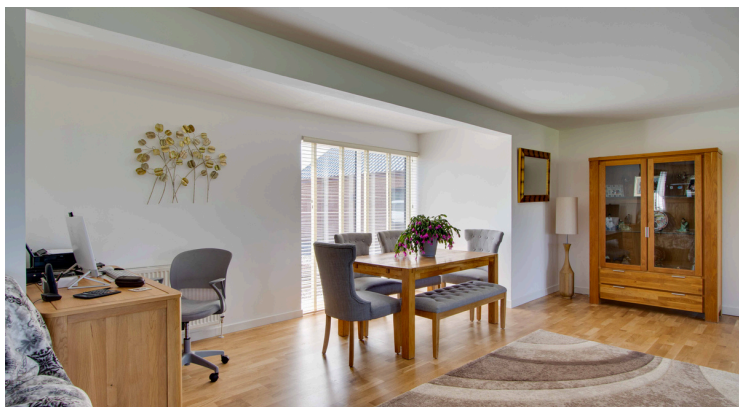
Approx. 20'3 x 13'. A spacious, well proportioned Master Bedroom, with dual aspect (north and south) facing windows which allows for ample natural light into this bedroom. Ample space for bedroom furnishings. Two CH Radiators. Access into the En Suite Shower Room.

## EN SUITE SHOWER ROOM:

Approx. 9'9 x 6'7. A most beautifully appointed, luxurious En Suite, with quality fittings and finishes. There is a large vanity unit with both "his and hers" wash-hand basins, with overhead glass mirror cabinets. WC. Large walk-in shower cubicle housing a mains shower, with waterfall/deluge shower attachment and further hand-held shower attachment. This area is finished with attractive wet wall panels. CH Radiator. Bathroom fittings. Extractor fan and a side-facing opaque glazed window for natural light and ventilation.

## DRESSING ROOM:

Approx. 10'2 x 7'4. The dressing room is fully fitted with shelving, full and half hanging spaces, power points, lighting and a CH Radiator. Side-facing window.





**FAMILY BATHROOM:**

Approx. 14' x 6'10. Another beautifully presented, luxuriously appointed Family Bathroom, with a large double ended bath, WC., vanity unit incorporating the wash-hand basin with storage and mirror above. Shower cubicle housing a rainfall/deluge shower attachment and further hand-held attachment. CH Radiator. Extractor fan. Side-facing opaque glazed window allows for natural light and ventilation.

**BEDROOM 3:**

Approx. 14'5 x 9'6. A spacious double Bedroom, with a side-facing window. Built-in double wardrobes with shelving and hanging space, sliding oak wood-effect and mirror front doors. CH Radiator.

**BEDROOM 2:**

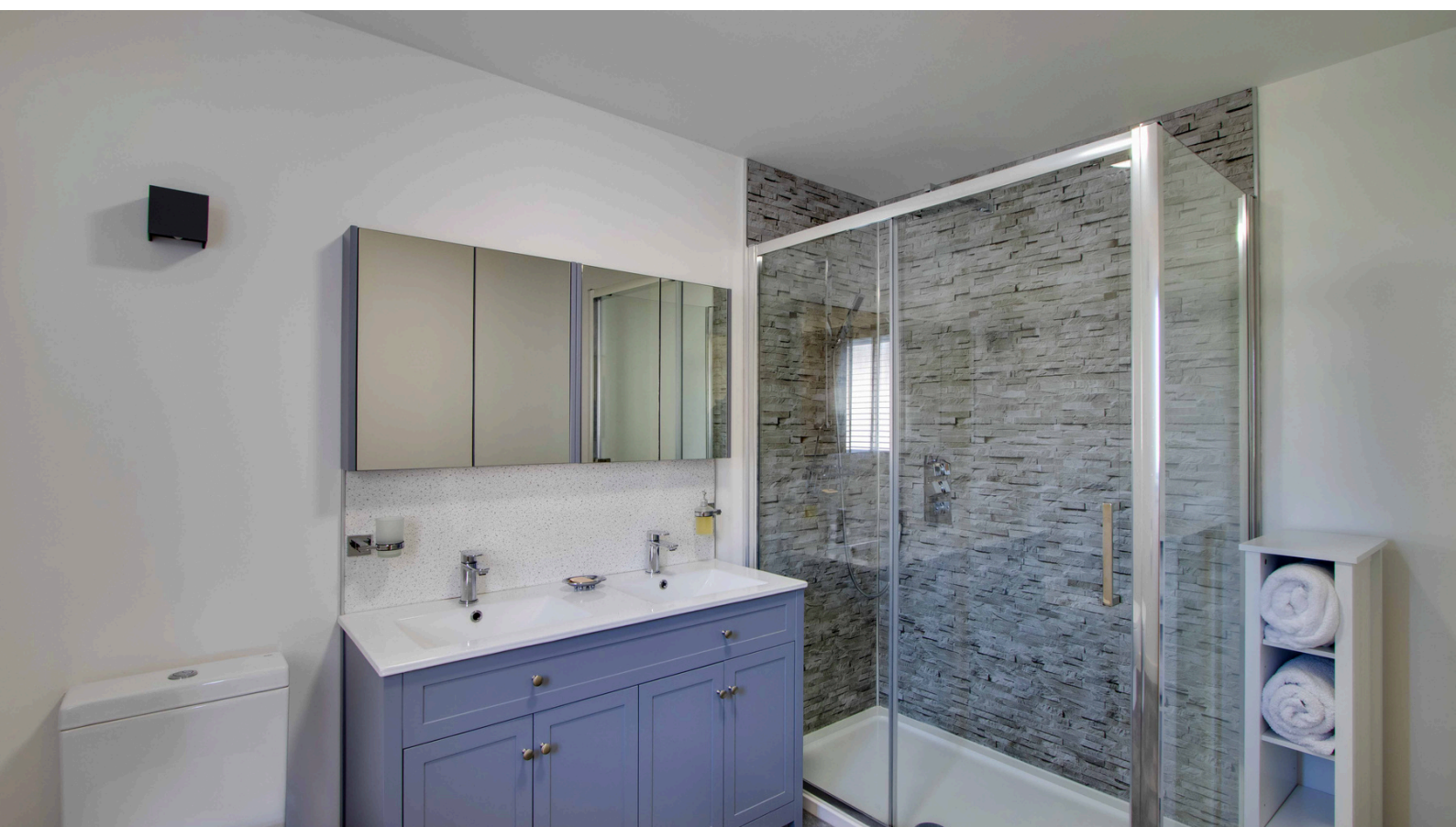
Approx. 14' x 11'. Spacious double Bedroom, with dual aspect windows, both side and rear-facing windows, offering open countryside views. Ample space for bedroom furniture. Built-in triple wardrobes with shelving and hanging space, sliding oak wood-effect and mirror front doors. CH Radiator.

**FURTHER ADJOINING GARAGE:**

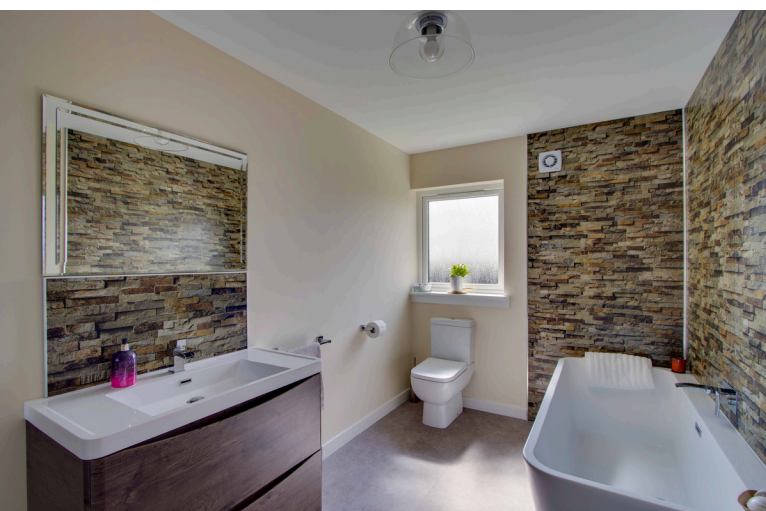
Approx. 21'7 x 20'9. A large Garage, adjoining the property and offering excellent car storage. Electric up and over garage door. Power and light. Water tap. There is a semi-floored area into the loft space providing additional storage.

**EXTERNALLY:** The property occupies a large garden plot which is approx.  $\frac{3}{4}$  of an acre. There is a mutual driveway leading into the property. Surrounding the property there are landscaped garden grounds, all neatly laid out with lawn areas, established shrubs and bushes. A large double driveway provides ample car parking for 3/4 cars. External wall mounted lighting. To the rear of the property is an extensive area of landscaped garden grounds, all neatly laid out with lawn area, Patio/entertainment area. Drying area. There is an additional piece of ground suitable for hens/chicken house.

Separate Septic Tank for the property.

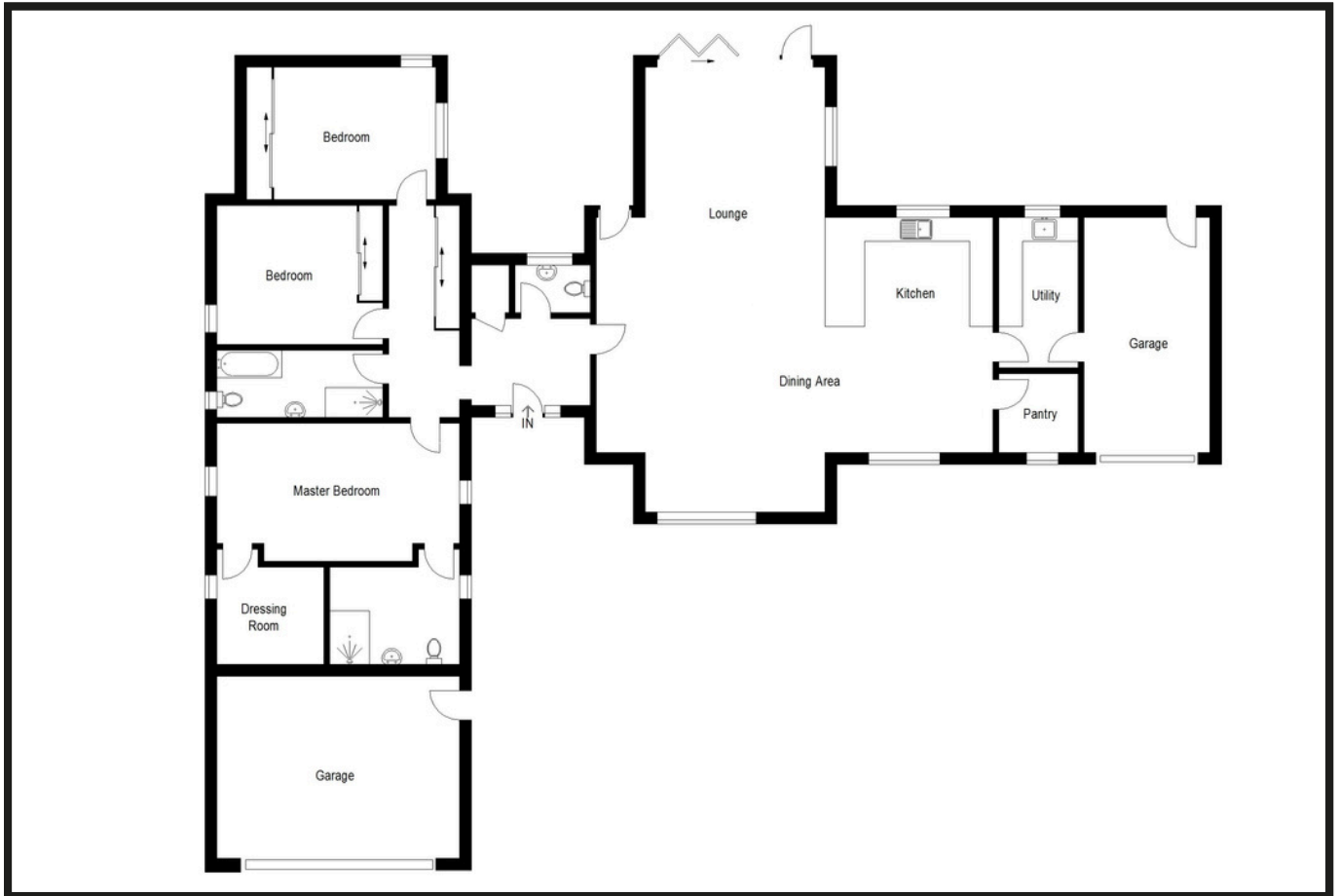








# Property Professionals



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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