

Connelly Yeoman

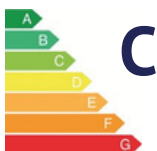


**"DRYDEN" DURIEHILL ROAD
EDZELL DD9 7TP**

**SUPERIOR DETACHED
BUNGALOW**



- Set within a popular residential area in the ever popular country village of Edzell
- An immaculately presented home of generous proportions with modern fittings and finishes
 - Gas Fired Central Heating, Double Glazing and ample storage
- Off-street car parking, Detached Garage and easily maintained gardens



OFFERS OVER
£280,000

Property Description

This modern SUPERIOR DETACHED BUNGALOW must be viewed to appreciate the bright and spacious accommodation on offer. Set within a popular residential area in the leafy countryside village of Edzell, the property is within easy reach of local amenities and services. This very well presented home offers spacious and adaptable rooms with modern fittings and finishes, and benefits from Gas Fired Central Heating and Double Glazing. Externally, there is ample off-street car parking at the property and leading to the Detached Garage. The rear garden is neatly laid out for ease of maintenance, with areas of astro-turf and pavior patio and seating area to enjoy the sunny aspect. Overall, this property will suit a variety of potential purchasers and early viewing is recommended.

ACCOMMODATION: ENTRANCE HALLWAY & HALL, LOUNGE, MASTER BEDROOM WITH EN SUITE SHOWER ROOM, DINING ROOM (or FOURTH BEDROOM/ FAMILY ROOM if required), 2 FURTHER DOUBLE BEDROOMS, FAMILY BATHROOM, DINING KITCHEN & UTILITY ROOM.

HALLWAY & HALL: Enter into the property via the main entrance door (with composite wood and glass) into the welcoming Hallway where there is a CH Radiator. In the hallway there is a glass panel door which leads into the main Hall, where you have ample space for furnishings, there are two CH Radiators and a built-in shelved cupboard, another shelved linen cupboard and access hatch into the loft space via a Ramsay-styled fitted loft ladder. There is partial flooring in the loft for storage purposes. A 15 pane glazed door leads into the main Lounge.

LOUNGE:

Approx. 20'9 x 15'10. A lovely bright and spacious Lounge, with focal point stone fireplace and hearth incorporating a Gas Fire. CH Radiator. In this room there are newly installed Patio doors which overlook and give access out into the garden.

DINING ROOM/BEDROOM 4:

Approx. 11'8 x 15'6. Another bright and spacious room, presently used as a formal dining room with ample space for dining table and chairs but could make an ideal fourth Bedroom or Family Room, if required. There is a rear-facing window, and a CH Radiator.

MASTER BEDROOM:

Approx. 12'8 x 17'3. A spacious master bedroom, with a side-facing window. Built-in double wardrobe with shelving and hanging space. CH Radiator. Access into the En Suite Shower Room.

EN SUITE SHOWER ROOM:

Approx. 5'3 x 10'8. This shower room has been recently upgraded and comprises a double shower cubicle housing a power shower with hand-held and deluge shower attachments. WC., and wash-hand basin. The shower room is finished off with modern neutral wall tiling. Heated CH towel rail. Bathroom fittings. Mirror with a light. Ceiling spotlights and an extractor fan. A front-facing opaque glazed window allows for natural light and ventilation.

BEDROOM 3:

Approx. 12'2 x 13'. A spacious double bedroom, with a front-facing window. Built-in wardrobe with shelving and hanging space. CH Radiator.

BEDROOM 2:

Approx. 15'6 x 13'. Spacious double bedroom, with a side-facing window. Built-in double wardrobes with shelving and hanging space. CH Radiator.



FAMILY BATHROOM:

Approx. 10'6 x 7'7. Comprising a vanity unit incorporating the wash-hand basin with an overhead vanity cabinet with a mirror, vanity unit incorporating the WC., and a bath. The bathroom is finished off with neutral wall tiling. Bathroom fittings. Side-facing opaque glazed window allows for natural light and ventilation. Ceiling spotlights. Heated CH towel rail. NB There is under-floor heating in this bathroom.

DINING KITCHEN:

Approx. 15'4 x 12'8. Enter into the kitchen via a glass panelled door from the Hallway. The kitchen has been recently upgraded and comprises of a good range of base and wall mounted units, worktop surfaces and a sink with shower mixer tap fitment. Under-counter worktop lighting. Built-in stainless steel Electric Oven, Gas Hob with a glass and stainless steel extractor above. Integrated Fridge, Freezer and Dishwasher. Ample space for a dining table and chairs. Side-facing window. From here there is access into the Utility.

UTILITY ROOM:

Approx. 6'3 x 11'7. Fitted with base and wall mounted units, worktop surfaces and a sink with shower mixer tap. Plumbing and space for an **automatic washing machine, included in the sale.** Space and venting for a tumble dryer. There is additional under-counter space for a freezer or additional appliance. Built-in storage cupboard houses the Gas central heating boiler. External door out into the garden.

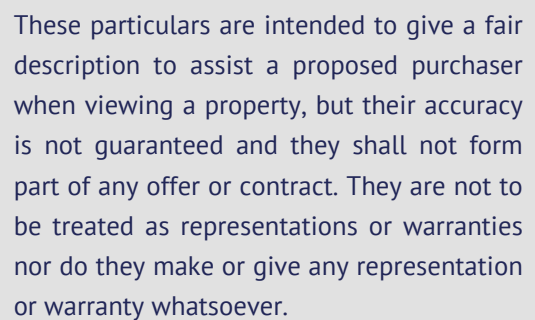
GARDEN: Externally, there is an area of private parking at the front of the Garage. At the back of the property, the garden is laid out for ease of maintenance with a lock-block sunny seating/patio area, established shrubs and bushes. Access into the Summerhouse which has power and light. Two outside water taps.

DETACHED GARAGE: Approx. 12'6 x 22'. with an electric up and over garage door, power and light.



This floor plan shows a rectangular house with a central hallway. The layout includes:

- Bedrooms:** Three bedrooms are located along the top and bottom walls. The top-left and top-middle rooms are labeled "BEDROOM". The bottom-middle room is labeled "BEDROOM/DINING ROOM".
- Master Bedroom:** Located on the top-right, labeled "MASTER BEDROOM". It includes an "ENSUITE" (bathroom) and a small closet "C." on its right side.
- Bathroom:** A standard bathroom is located on the left side, adjacent to the top-left bedroom.
- Kitchen:** Located on the bottom-left side.
- Living Room:** A large living room is located on the bottom-right side.
- Hallway:** A central hallway runs horizontally through the middle of the house, connecting the bedrooms, bathroom, kitchen, and living room.
- Utility Room:** A small utility room is located at the bottom, between the kitchen and the bedroom/dining room.
- Closets:** In addition to the closet in the master bedroom, there are three small closets labeled "C." along the top wall, between the bedrooms.



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