

Connelly Yeoman

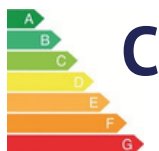


**36 EARL MATTHEW AVENUE,
ARBROATH, DD11 5JU**

DETACHED VILLA



- Set within the very desirable Monarch's Rise Development
 - Gas central heating and double glazing
- Decorated in modern neutral tones and in walk-in condition
- With four spacious bedrooms, two of which have ensembles



OFFERS OVER
£260,000

Property Description

Welcome to this modern DETACHED VILLA which is a beautifully presented four bedroom home in the sought after Monarch's Rise Development and must be viewed to appreciate the bright, stylish accommodation on offer. This immaculately presented and well designed property strikes the perfect balance between contemporary comfort and family friendly practicality. The property is positioned within an ideal central location, close to all local amenities and services, and blends costal charm with modern convenience. Decorated in modern neutral tones throughout and with the convenience of gas central heating and double glazing and benefits from Intu fitted blinds. An inviting entrance leads into a light-filled lounge, flowing seamlessly into a well equipped kitchen dining room, with a utility room and WC. On the first floor there are four generously proportioned bedrooms, two of which have ensuite shower facilities, with the other two bedrooms sharing a family bathroom. A generously sized rear garden offers a patio area for alfresco dining and seating and is fully fenced for both privacy and security. The front features a tidy lawn and benefits from a driveway with parking for two cars plus a single garage. The property is attractively priced and is expected to attract a great deal of interest. To secure a viewing, please don't hesitate to contact our office where our property team will be happy to help. **HOME REPORT VALUATION OF £265,000.00.**

ACCOMMODATION:

ENTRANCE HALLWAY, LOUNGE, DINING KITCHEN, UTILITY ROOM, WC, MASTER ENSUITE, BEDROOM 2 ENSUITE, DOUBLE BEDROOM, SINGLE BEDROOM AND FAMILY BATHROOM

ENTRANCE HALLWAY:

Entry is via a double glazed door into a welcoming hallway with a white balustrade staircase leading to the upper level.

LOUNGE:

Approx. 16'2 x 11'10. A bright room which has been tastefully decorated in neutral tones and looking across the front of the property.

KITCHEN/DINING:

Approx. 17'3 x 11'3. A modern fitted kitchen with a range of base and wall units in cream high gloss with wood effect work surfaces. Integrated appliances include a fridge freezer, gas hob with extractor above and electric oven below. In the dining area, there is ample space for a table and chairs. From here a door leads into a large understairs storage cupboard. French doors lead out onto the patio area and a window overlooking the rear of the property makes it a light and bright kitchen.

UTILITY ROOM:

Approx. 6'10 x 4'5. With a dishwasher which will remain with the property and space and plumbing for an automatic washing machine. There is a large shelved area in keeping with the work surfaces in the kitchen and an expelair.

WC:

Approx. 6'8 x 6'4. A handy two piece ground floor WC with a window and a large storage cupboard.

UPPER FLOOR LANDING:

A lovely and bright upstairs landing with neutral carpeting and décor. Access here into a fully insulated loft. There is also a large cupboard housing the water tank with shelving for added storage.

MASTER BEDROOM:

Approx. 13'9 (at widest) x 11'8'. Facing the front of the property with double fitted wardrobes with sliding mirrored doors.

EN SUITE:

Approx. 7'9 x 5'1. With a large walk in shower cubicle, modern tiling, vanity with wash hand basin and WC. Wood effect laminate flooring and a window providing natural ventilation and light.



BEDROOM 2:

Approx. 13'11 (at the widest) x 8'7. A good sized double bedroom with double fitted wardrobes with sliding mirrored doors.

ENSUITE SHOWER ROOM:

Approx. 7'9 x 4'8. With a walk in shower, vanity with wash hand basin and WC. Fully tiled with grey effect wood flooring, an expelair and window.

BEDROOM 3:

Approx. 11' x 7'10. This bedroom overlooks the rear and is decorated in neutral tones.

BEDROOM 4:

Approx. 8'3 x 9'2. A single bedroom overlooking the rear.

FAMILY BATHROOM:

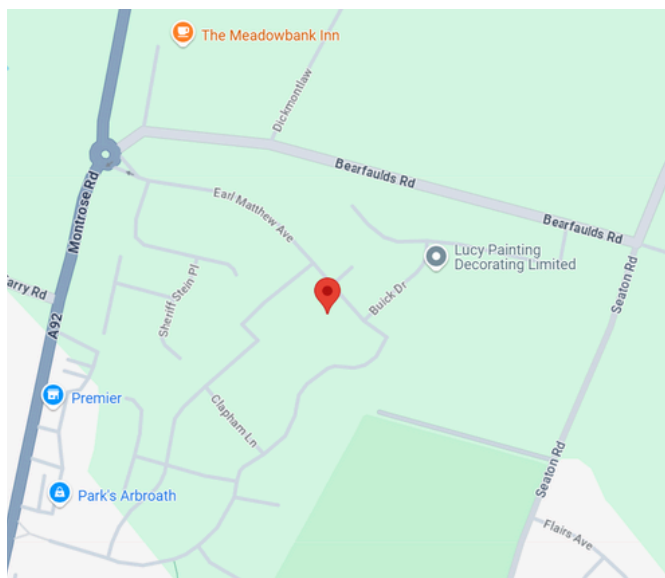
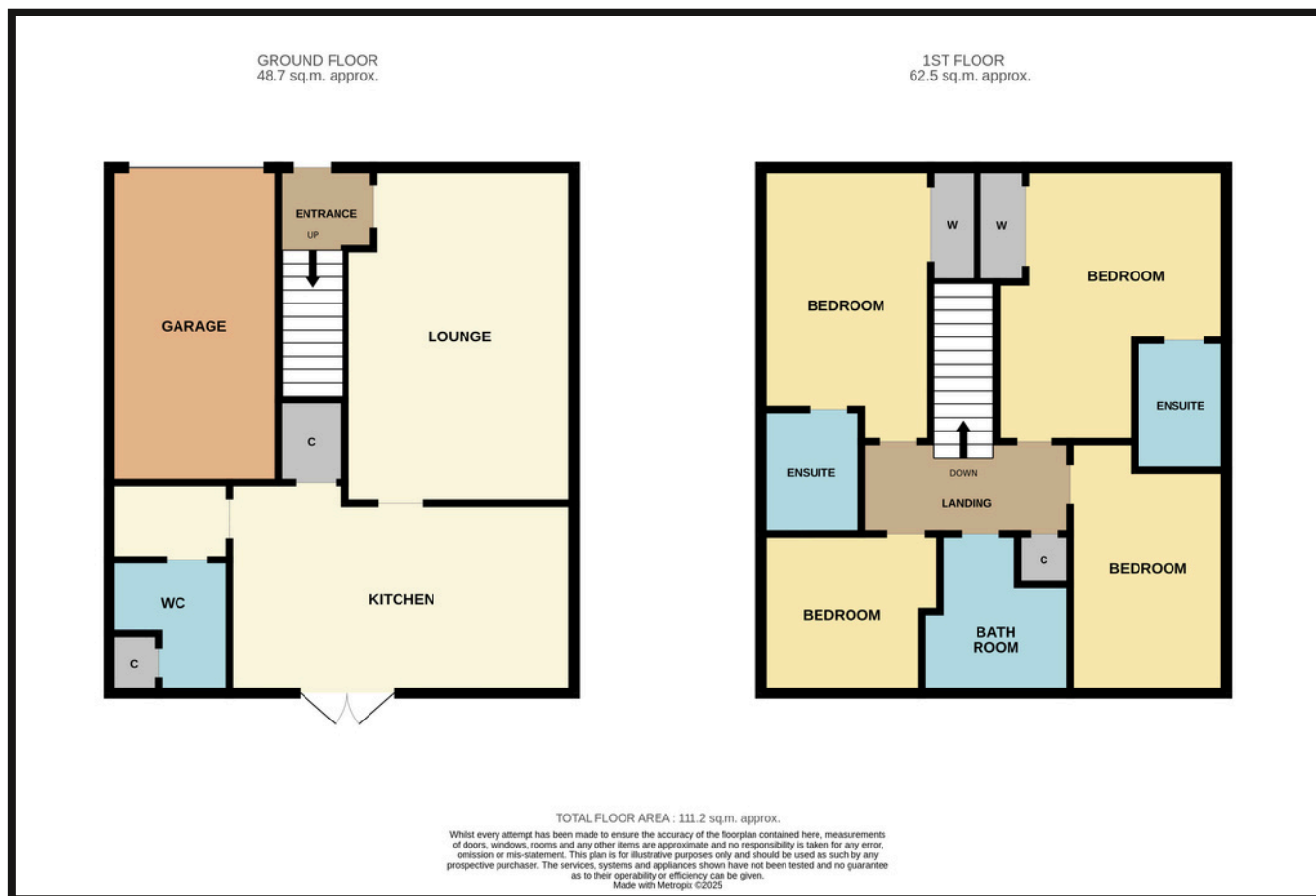
Approx. 8'3 x 7'10. A bright and modern family bathroom with a three piece white suite comprising bath, wash hand basin and WC. There is wood effect flooring and mosaic tiles surrounding the bath. A window provides natural ventilation and light.

OUTSIDE:

A Monoblock driveway leads to a garage providing off street parking. The garden is mainly laid to lawn and is well maintained. It is fully fenced providing both security and privacy. There is a sunny patio with ample space for garden furnishings and access to the side of the property via a linked gate for bin access.



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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Connect with us



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