

# Connelly Yeoman



**1 LOCHSIDE COTTAGE,  
ELLIOT, BY ARBROATH DD11 2PE**

**DETACHED BUNGALOW**



- Set in an idyllic and secluded countryside setting within minutes' drive into Arbroath
- Exceptionally well presented, spacious and versatile accommodation over one level
- New Air Source Heat Pump Heating System, quality Double Glazing, Solar Roof Panels
- Beautifully tended mature Gardens surrounding the property, Outhouse, Summerhouse



**OFFERS OVER**

**£295,000**



# Property Description

Connelly Yeoman Estate Agency are delighted to bring to the market this exceptionally well presented DETACHED BUNGALOW which is set within a small enclave of 4 similar bungalow properties located in a secluded and idyllic countryside setting on the western fringes of the town of Arbroath, known as Lochside, Elliot. The ever popular seaside town of Arbroath offers a wealth of amenities and services, including local shops and a good range of national supermarkets, the Westway Retail Park is close-by and there are well regarded primary and secondary schools within easy reach. The property is also well located for lovely walks along the beach and seafront areas and you have a whole variety of flora and fauna right on your doorstep in a serene country setting. The current owners have had a brand new heating system installed, an Air Source Heat Pump Heating System with new contemporary central heating Radiators, together with Solar roof panels (through Octopus Energy offering excellent electric efficiency) and quality replacement Double glazing in keeping with the country cottage style. Internal fittings and finishings are along classic country cottage vibe, with luxury floral wallpapers complimented by tonal colour schemes, grey coloured wood panelling areas and with quality wood-effect flooring, complimented by replacement white colonial-style internal doors. In the Lounge is a beautiful fireplace with cream coloured mantle, a Wood burner stove on a black tiled hearth and tiled inlays. The well appointed large Dining Kitchen exudes country cottage style with fitted kitchen appliances included. A cosy Snug or Sitting Room (further Bedroom if required), with adjoining WC/Toilet; 3 well appointed Bedrooms (fitted robes) and a spacious tiled Shower Room. Externally, there are exceptionally well tended gardens surrounding the house, all beautifully laid out and maintained. There is a large Outhouse which could be used as a Home Office, or ideal Craft Room. Early viewing of this superb property is highly recommended to appreciate the quality and style of living on offer.

**ACCOMMODATION COMPRISING:** ENTRANCE VESTIBULE & HALL, LOUNGE, SNUG/SITING ROOM & DINING SPACE, WC/TOILET; MASTER BEDROOM 1, BEDROOM 2, SHOWER ROOM, BEDROOM 3 or GUEST ROOM, LARGE DINING KITCHEN. OUTBUILDING/CRAFT ROOM, BOILER ROOM, SUMMERHOUSE

**ENTRANCE VESTIBULE & HALL:** Enter into the property via an attractive double glazed front entrance door into the Vestibule which then leads through to the Hall. The Hall area is decorated in a panelled-effect wallpaper with florals and there is wood-effect flooring. Most the accommodation leads off the Hall area.





# Property Description

**LOUNGE:** Approx. 16'11 x 12'11. A generously proportioned Lounge, which allows for a variety of furniture settings, and which has a large front-facing window offering up lovely views over the front garden area. There is a beautiful focal point fireplace, with cream coloured mantle and Wood burner stove on a black tiled hearth and tiled inlay, around a cast iron basket. Wood panelled wall areas which are painted in a grey colour finish. Ceiling coving. CH Radiators.

A door from the Lounge leads through, down a step and into a Snug/Sitting room area with space for dining.

**SNUG/SITTING ROOM:** Approx. 19'7 x 9'8. This room is currently used as a Snug or Sitting room, but would lend itself for use as a further Bedroom as there is a small WC/Toilet located off the room. Wood-effect flooring. Contemporary CH Radiators. Feature ceiling to floor windows at the side and front, and with French doors leading out onto a lovely covered patio seating area which has external lighting. Door through into the WC/Toilet.

**WC/TOILET:** Approx. 4'3 x 4'3. Comprising a white coloured two piece bathroom suite with fitted vanity areas at the wash-hand basin and the WC., in a white high gloss finish. Full wall tiling. Chrome wall mounted CH towel rail. Wood-effect flooring. Fitted wall mirror. Rear-facing window.

**HALLWAY:** From this area you have access into the Master Bedroom.

**MASTER BEDROOM 1:** Approx. 14'9 x 13'1. A spacious and beautifully decorated Master Bedroom which has ample space for bedroom furnishings and which has a large window overlooking the front garden. The room has been recently decorated, with feature Peacock floral wallpaper, picture rail and avocado colour scheme above flowing onto the ceiling. Ceiling coving. Built-in double wardrobes offer excellent storage. CH Radiator.

**BEDROOM 2:** Approx. 9'3 x 8'5. Another spacious and well appointed double Bedroom, with a side-facing window. Built-in double wardrobes offer excellent storage. CH Radiator.

Leading down from the Hallway is a large built-in linen cupboard and a further double storage cupboard offering excellent hanging space for coats, jackets and shoe storage.

**SHOWER ROOM:** Approx. 8'9 x 5'10. Comprising a two piece white coloured bathroom suite and fitted vanity units with storage drawers in a white high gloss finish at the wash-hand basin and cistern at the WC. Full wall tiling with a feature slate grey vertical tile and co-ordinating tiling. Large, walk-in shower enclosure, with dark slate grey wall tiling and feature vertical tiling to correspond with the main tiled walls. Chrome wall mounted CH towel Radiator. Extractor fan. Side-facing opaque window.





**BEDROOM 3:** Approx. 12'5 x 11'1. An ideal Guest or third Bedroom, with a side-facing window and large built-in wardrobes with mirror doors. Neutral decor in grey tones, with white picture rail and ceiling coving. CH Radiator.

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**DINING KITCHEN:** Approx. 20'10 x 10'10. The Kitchen is well appointed, a lovely country-style kitchen with ample space for dining table and chairs. There are two large rear-facing windows allowing ample natural light into the room. In the kitchen area there are fitted base and wall mounted units in a limed wood-grain effect, glazed display cabinet, solid wood worktop surfaces and dark green splashback wall tiling, continued at the Hob area. Feature Island with solid wood worktop surface and with a great range of under-counter storage drawers, etc., and seating area. Built-in extra wide Hoover Electric Hob and extractor above and with built-in double ovens below the hob. Built-in NEFF Dishwasher. Two large storage cupboards. Space for fridge/freezer. CH Radiator. Ceiling downlights. Tiled-effect flooring. An external door leads out to the rear of the property.

**GARDENS:** There are beautifully tended gardens surrounding the property, with established plants, shrubs and flower borders. Immaculate, well tended lawn areas; cement Pattern pave areas and pathways surrounding the property allows for low maintenance. Adjacent to the property is the Boiler Room, housing the Air Source Heat Pump, etc. A side area of garden houses a large Greenhouse, a large storage Shed and another Outbuilding which measures approx. 8'10 x 6'5 which has double glazed windows, power and light, an ideal craft or art room.

At the front of the property double opening gates lead into a large patio area with the built-in wood store area (could be used for car parking). Free-standing BBQ area. Large open-fronted Summerhouse with decking and a further private area leading to the Loch side, with nature, flora and fauna, on your doorstep.

**GARAGE:** Approx. 28'6 x 14'9 A tandem (double length) Garage with up and over door, and housing the Electric point (electric car charging point).

At the front of the property, past Elliot House, there is a large driveway area, not part of the property but which has vehicular access into the small development of properties and a turning point for cars.

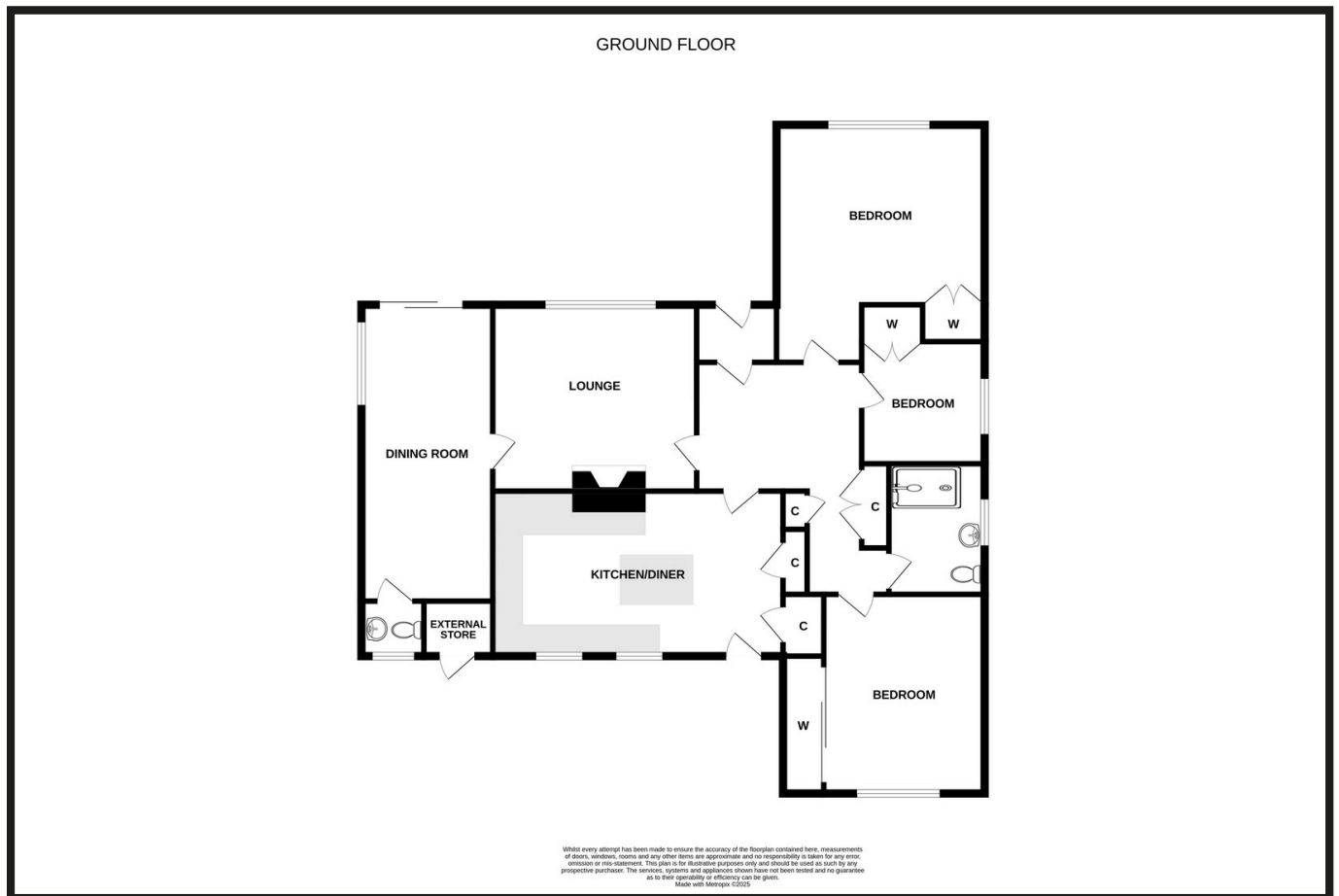








# Property Professionals



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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