

# Connelly Yeoman

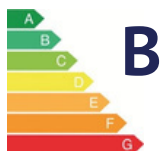


**27 BUICK DRIVE  
ARBROATH DD11 5LF**

**DETACHED VILLA**



- Set within a very desirable residential location close to popular schools and shops
- A well presented 5 Bedroom Detached Villa offering excellent family-sized accommodation
  - Gas Fired Central Heating, Double Glazing, neutral decor and modern fittings/finishes
- Large mono-block driveway offering ample car parking, enclosed rear garden all neatly laid out
  - Home Report Valuation £270,000



OFFERS OVER  
**£265,000**



# Property Description

This modern and very well presented DETACHED VILLA must be viewed to appreciate the bright and spacious family-sized accommodation on offer. Set within a popular and sought after residential estate of similar styled Villa properties, located on the eastern edge of Arbroath, the property occupies a good-sized plot with the front area laid out in mono-block driveway offering ample car parking (at least 3 cars) and has an easily maintained, fully enclosed rear garden ideal for outside family living. Internally, on entering into the property there is a welcoming Hallway (with feature Amtico wood flooring which is continued into the Lounge and Dining Kitchen), there is a generously proportioned Lounge, spacious and well appointed Dining Kitchen, a useful Ground Floor Bedroom (bedroom 5), Utility Area and Toilet/WC; on the upper floor is the Master Bedroom with En Suite Shower Room, a second Bedroom with En Suite Shower Room, and 2 further good-sized Bedrooms and the Family Bathroom. There are also the benefits of Gas fired central heating, Double glazing and tasteful, neutral decor throughout. Arbroath town offers a whole wealth of amenities and services, including a great range of local and supermarket shopping, Westway Retail Park, various food and takeaway outlets, popular primary and secondary schools, together with the ever popular seascape areas of the harbour, marina and seafront of Arbroath. Overall, early viewing of this attractive property is highly recommended to avoid disappointment.

**ACCOMMODATION COMPRISING:** ENTRANCE HALLWAY, LOUNGE, DINING KITCHEN, GROUND FLOOR BEDROOM 5, UTILITY ROOM & TOILET/WC; **UPPER FLOOR:-** MASTER BEDROOM WITH EN SUITE SHOWER ROOM, BEDROOM 2 WITH EN SUITE, 2 FURTHER BEDROOMS, FAMILY BATHROOM.

**ENTRANCE HALLWAY:** Enter into the property via the main front entrance door into the welcoming Hallway, with a carpeted staircase leading to the upper floor. Feature Amtico wood flooring, which is continued into the Lounge and Kitchen. CH Radiator. Door leads off the Hallway into the Lounge.

**LOUNGE:** Approx. 17'5 x 11'7. A spacious and bright Lounge, with a large front-facing window, feature Amtico wood flooring and neutral decor. CH Radiator. Ample space for furniture settings. A door leads off into the Dining Kitchen.

**GROUND FLOOR BEDROOM 5:** Approx. 15'6 x 8'1. This double-sized Bedroom has a large, front-facing window (would normally form the integral Garage but has been converted into a useful ground floor Bedroom). Amtico flooring. Built-in storage cupboard (housing the Gas central heating boiler). Door leads off into the Utility and Toilet/WC.

**DINING KITCHEN:** Approx. 12'1 x 19'1. This is a lovely bright and spacious Dining Kitchen; the Kitchen area is fitted with a range of base and wall mounted storage units, co-ordinating worktop surfaces and a stainless steel one and a half sink with mixer tap. Breakfast bar area for breakfasting/casual everyday dining. In the kitchen there is a rear-facing window. **Integral kitchen appliances include:-** Fridge/Freezer, Electric Smeg Oven, 4 burner Gas Hob with extractor hood above, Microwave Oven, Dishwasher. Ample space for dining table and chairs. Feature Amtico wood flooring. Large, built-in understairs storage cupboard offering ample storage with fitted shelving, coat hooks, and housing the electric meter and fuse box. Double Patio doors lead out into the rear garden.

A door leads through into the ground floor Bedroom 5. A further door leads off the kitchen area into the Utility area.

**UTILITY AREA:** Approx. 4'10 x 4'6. Fitted shelving, coat hooks, plumbed space for an automatic washing machine and tumble dryer which will remain. CH Radiator. From the Utility area is a door into the Toilet/WC.

**TOILET/WC:** Approx. 4'10 x 6'7. Comprising a two piece white bathroom suite; wash-hand basin with fitted vanity unit below with storage. Amtico wood flooring. CH Radiator.





**UPPER FLOOR:** Staircase to the upper floor landing area, with access to the Bedrooms and Family Bathroom. Access via a ceiling hatch into the loft space. Built-in storage cupboard housing the water tank.

**MASTER BEDROOM 1:** Approx. 14'2 x 11'7. A lovely bright and spacious main Bedroom, with a large front-facing window. Built-in double wardrobe with sliding mirror doors. Fitted carpeting. CH Radiator. Door into the En Suite.

**EN SUITE SHOWER ROOM:** Approx. 7'7 x 4'11. Comprising a two piece white bathroom suite, WC and wash-hand basin set in a vanity unit with storage below. Separate shower enclosure with a mains power shower. Partial wall tiling. Tiled-effect vinyl flooring. Opaque glazed window allows for natural light and ventilation.

**BEDROOM 3:** Approx. 7'8 x 13'. A good-sized double Bedroom, with a rear-facing window offering an open outlook over the fields to the rear. Built-in double wardrobe with sliding mirror doors. Fitted carpeting. CH Radiator.

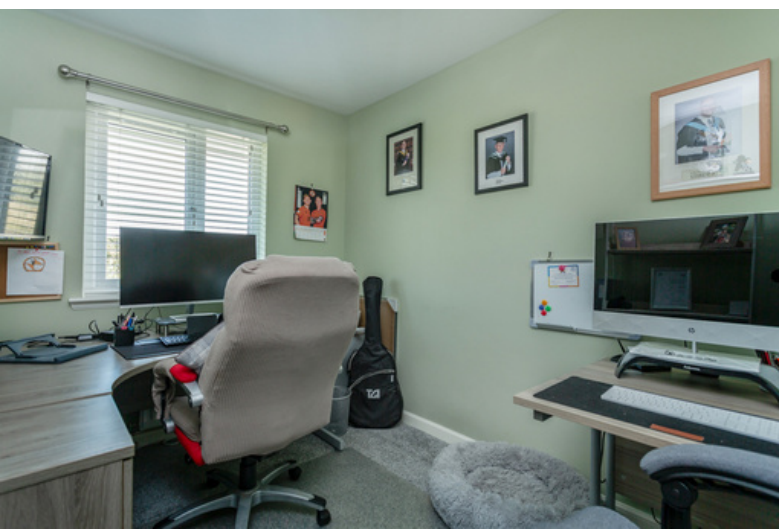
**BEDROOM 4:** Approx. 8'2 x 9'1. A good single sized Bedroom, with a rear-facing window. CH Radiator.

**BEDROOM 2:** Approx. 14'2 x 8'7. A spacious double Bedroom, with front-facing window. Built-in wardrobe with sliding mirror doors and an additional storage cupboard over the stairs. Fitted carpeting. CH Radiator. Door into the En Suite.

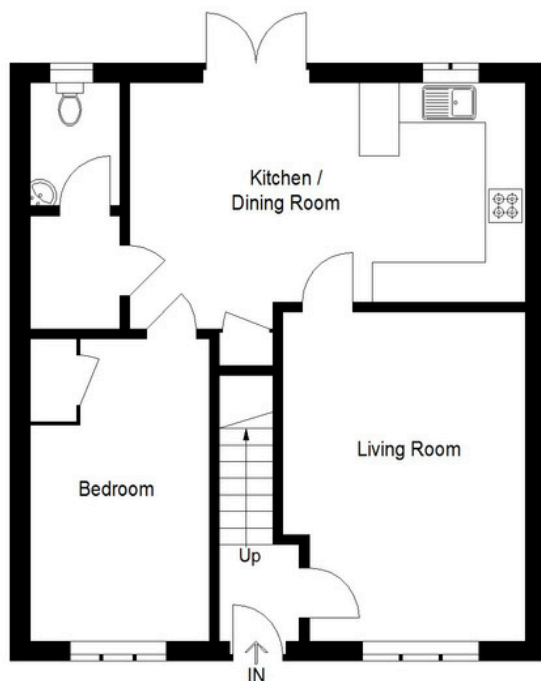
**EN SUITE SHOWER ROOM:** Approx. 7'6 x 5'1. Comprising two piece white bathroom suite and separate shower enclosure housing a mains power shower. Partial wall tiling. Ceiling spotlights. Extractor fan. Opaque glazed window.

**FAMILY BATHROOM:** Approx. 8'2 x 7'11. Comprising a three piece white bathroom suite, wash-hand basin and WC set in a vanity unit with storage below with wall tiling at these areas. Tiled-effect flooring. Ceiling spotlights and extractor fan. CH Radiator. Opaque glazed window.

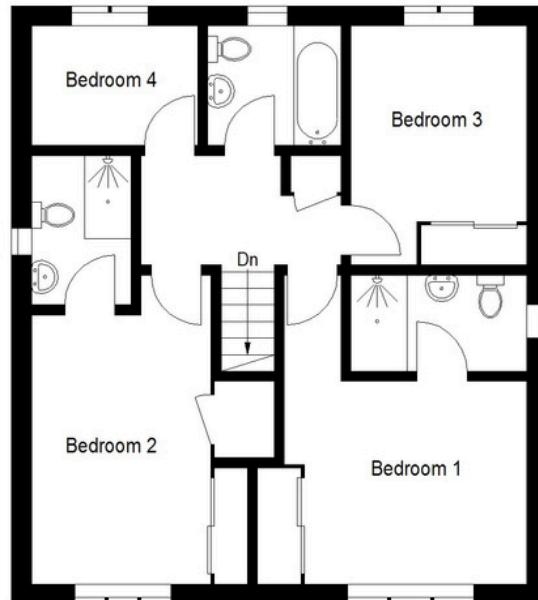
**GARDENS:** To the front of the property, this area is laid out in mono-block paving offering ample car parking for at least 3 cars. A paved pathway and side access gate leads around to the fully enclosed rear garden, which is laid out for easy maintenance, with lawn area and paved patio (ideal for outside entertainment) and stone-chipped area. Timber fencing making for a secure, outdoor family area. There are fields to the rear of the property.



# Property Professionals

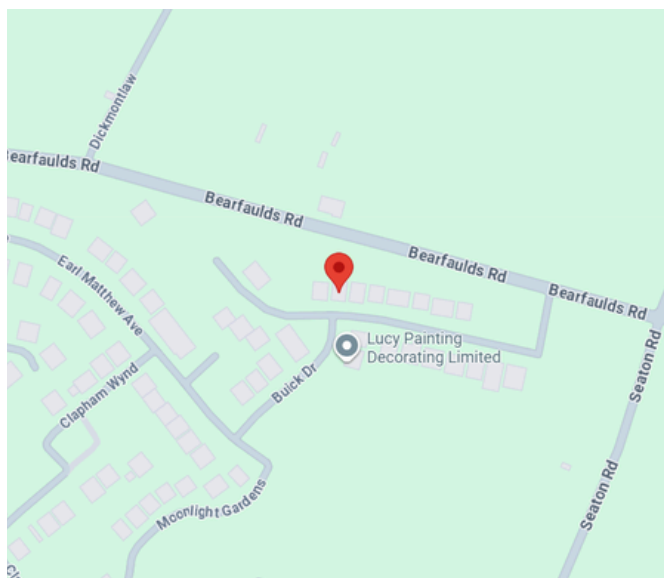


Ground Floor



First Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1232583 / Ref:91209)



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**Connelly  
Yeoman**

**tspc**

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