



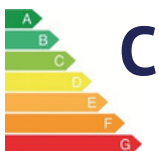
3 WINDMILL GARDENS, ARBROATH, DD11 1QJ

DETACHED VILLA



Key Features

- Set within a very desirable yet secluded location within easy reach of central amenities
- Individually designed Detached Villa with integral garage and easy maintained garden
 - Gas central heating, under floor heating, and double glazing
- Superb uninterrupted views over the park towards the sea front and beyond



OFFERS OVER
£250,000

Property Description

This individually designed DETACHED VILLA must be viewed to appreciate the size and individuality of the accommodation on offer. Set within a desirable and secluded area yet within easy reach of most central amenities and services, the property offers bright and spacious rooms over two levels, with stunning views over the park out towards the east coast seafront and beyond towards Fife and St. Andrews. The property boasts an open plan lounge and dining area, with direct access into the garden, a recently upgraded kitchen and shower room, conveniently placed downstairs bedroom, and on the upper floor a large family room/lounge affording stunning coastal views, master bedroom suite with bathroom and walk-in wardrobe, and a further 3rd bedroom. The property also benefits from gas central heating with feature under floor heating and double glazing.

Externally, a driveway affords off street car parking and leads to the integral garage. Surrounding the property are easily maintained garden areas with enclosed side garden and an easily maintained walled garden with patio/seating area and access into the adjoining park, large decked outside entertainment area with overhead gazebo offering super views from this area over the parkland and beyond towards the sea. Early viewing of this seldom on the market property is highly recommended to avoid disappointment.

ACCOMMODATION:

Vestibule & Hallway, Shower Room, Kitchen, Open plan Lounge & Dining Area, Ground Floor Bedroom; Upper floor Family Room/Lounge, Master Bedroom Suite with Bathroom and Walk-in Wardrobe, and a further Bedroom.

VESTIBULE & HALLWAY:

Enter into the vestibule with side facing window, from here a glass panel door leads into the Hallway. In the Hallway a staircase leads to the upper floor and there is an access door into the Garage, and Shower Room.

SHOWER ROOM:

Approx. 6'9 x 6'5. Recently upgraded Shower Room with a vanity unit incorporating a wash hand basin, WC and large shower enclosure with curved glass shower screen housing a hand-held and deluge shower fitment; an extractor fan, spotlights to the ceiling, bathroom fitments and tiled floor with under floor heating, vanity wall mirror.

KITCHEN:

Approx. 7' x 13'10. Recently upgraded and comprising modern base and wall mounted units, worktop surfaces incorporating a coloured sink with mixer tap, an Electric Oven, Microwave Oven and 5 Burner Gas Hob with extractor above and stainless steel splashback. Wine Cooler, integrated Dishwasher & Fridge/Freezer, and under floor heating. The kitchen is open overlooking the lounge area.

LOUNGE & DINING AREA:

Approx. 17'10 x 11'6. A spacious Lounge and Dining area with feature patio doors leading out into the garden, a front facing window, under floor heating and storage cupboard.

BEDROOM 3:

Approx. 9'9 x 14'6. With both front and rear facing windows, a double shelved and hanging wardrobe with sliding mirror doors, and under floor heating.



Staircase leading to the upper floor

FAMILY ROOM/LOUNGE:

Approx. 23'4 x 16'8. A bright spacious room with impressive view from the Juliette balcony offering an uninterrupted outlook over the garden and parkland out towards the east coast sea and beyond down towards Fife and St. Andrews. Karndean flooring with under floor heating, side facing Velux windows, and ceiling spotlights. Leading to the bedrooms is an area with large built-in storage cupboards offering additional storage.

BEDROOM 2:

Approx. 9'10 x 13'2. Side facing window and a double wardrobe with shelving and hanging space and sliding mirror doors, and Karndean flooring with under floor heating.

MASTER BEDROOM SUITE WITH BATHROOM AND WALK-IN WARDROBE

BATHROOM: Approx. 5'5 x 6'10. Comprising P-shaped bath with over the bath shower, finished with modern wet wall panelling, a vanity unit incorporating the wash hand basin; WC, ceiling spotlights, extractor fan, and under floor heating.

MASTER BEDROOM:

Approx. 15' x 12'. Rear and side facing Velux windows, ample space for bedroom furnishings, and under floor heating.

WALK-IN WARDROBE:

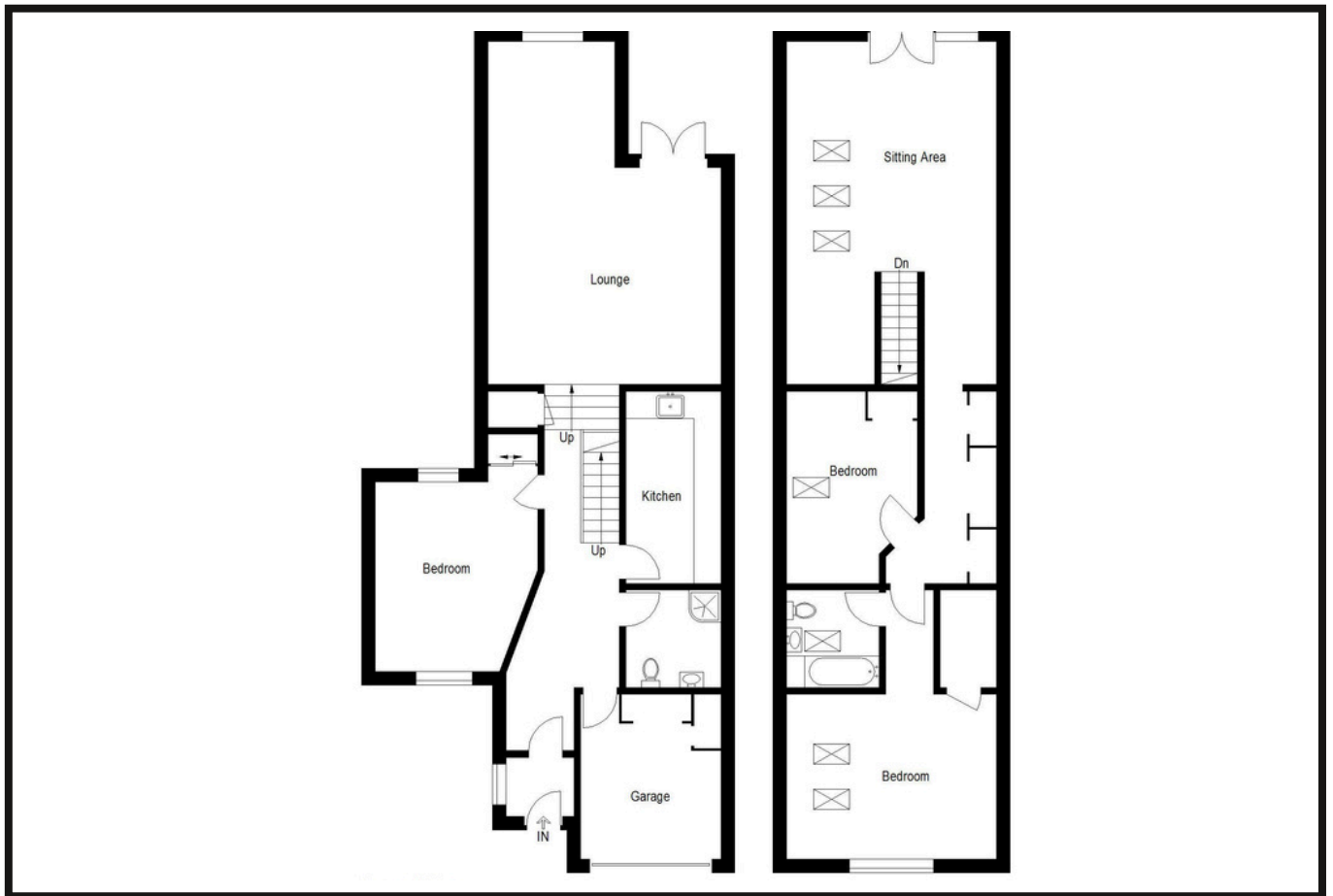
Approx. 5'3 x 7' with fitted shelving and hanging rail space, power and light.

GARAGE:

Approx. 8'3 x 17'6. Cupboard housing the gas central heating boiler and under floor controls, a second built-in storage cupboard, wall shelving and electric garage door, side facing window, power points and light.



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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