

Connelly Yeoman



**30 KINGHORNE STREET
ARBROATH DD11 2LZ**

**LARGE EXTENDED
DETACHED VILLA**



- Ideally located in a sought after residential area of Arbroath with open countryside views
- An immaculately presented extended Detached Villa offering spacious accommodation
- Gas Fired Central Heating, Double Glazing, modern, stylish decor, fittings and finishes
 - Easily maintained gardens, two pavior driveways, Integral Garage, Summerhouse



OFFERS OVER

£350,000

Property Description

Connelly Yeoman Estate Agency are delighted to bring to the market this exceptionally well presented, extended DETACHED VILLA which is ideally located within a much sought after residential area of the town of Arbroath, close to local schools (both Muirfield Primary School and Arbroath High School are located close-by) and with most amenities and services of the town within easy reach. The property, which has had a two extensions completed by the current owners over the years and which now offers very spacious and adaptable family-sized accommodation, can only be described as immaculate, boasting modern tasteful, neutral decor enhanced by quality fittings and finishings throughout. There are also the benefits of Gas fired central heating and quality Double glazing. On entering the property into the Vestibule and Reception Hallway there is access into the ground floor Shower Room which is well appointed; the generously proportioned main Lounge with French doors opening into the formal Dining Room and open plan through into the Family Room at the rear of the property. There is a modern and beautifully equipped fitted Kitchen (with fitted appliances included) and a super Utility Room leads off the Kitchen (with access into the Integral Garage). The upper floor, forming the upper part of an extension by the owners, has an superb Master Bedroom Suite (with fitted robes and En Suite Shower Room), 3 further double-sized Bedrooms and a modern, fully fitted family Bathroom with separate shower. Externally, the front garden area is laid to pavior lock-block offering excellent off-street car parking and leading to the Integral Garage. The delightful, enclosed rear garden is again extremely well presented, with composite decking, beautiful lawn areas and a large Summerhouse, all offering modern family living. Early viewing of this fabulous home is not to be missed.

ACCOMMODATION COMPRISING:- ENTRANCE VESTIBULE & RECEPTION HALLWAY, SHOWER ROOM, LOUNGE, DINING ROOM & OPEN PLAN FAMILY ROOM, KITCHEN, UTILITY ROOM; **UPPER FLOOR:-** 3 DOUBLE BEDROOMS, FAMILY BATHROOM, MASTER BEDROOM SUITE with EN SUITE SHOWER ROOM.

VESTIBULE & RECEPTION HALLWAY: Enter into the property via the main double glazed front entrance door into a small Vestibule area, which leads into the Hallway. Replacement internal solid oak doors with glazed inset panels. CH Radiator. The staircase leads off the Hallway to the upper floor accommodation. Large built-in storage cupboard offers ample storage space, ideal for coats and shoes, etc. Access into the downstairs Shower Room. Access into the main Lounge.



Property Description

SHOWER ROOM: Approx. 7'8 x 5'7. The shower room has full wall tiling, and comprises of a two piece white bathroom suite, WC., and large sink which has "floating" drawers underneath. Separate quadrant shower cubicle with a power shower fitment. Tiled flooring. Chrome wall mounted CH towel rail. High-level opaque glazed windows.

LOUNGE: Approx. 19'3 x 13'4. This is a generously proportioned Lounge which has a large picture window overlooking the front of the property and a further side-facing window, making for a lovely bright room. Focal point fireplace with an oak wood mantle, marble hearth and inlay, incorporating an Electric Fire. Wood flooring continues through from the hallway. CH Radiator. French doors lead through into the Dining Room.

DINING ROOM & FAMILY AREA: The Dining Area measures approx. 12'11 x 10'11. This is a lovely contemporary open plan living space, offering adaptability for the family. Ceiling downlighters. There are French doors that lead through into the main Lounge. Wood flooring throughout this space. Ample space for formal dining table and chairs. CH Radiator.

FAMILY AREA: Approx. 13'9 x 13'1. A comfortable family entertaining area, with ample space for furniture settings. CH Radiator. Wood flooring continued through and there are windows all around overlooking the rear garden and with French doors opening out.

KITCHEN: Approx. 14'2 x 11'3. The Kitchen is exceptionally well appointed, fitted with a super range of base and wall mounted storage units in a grey finish with chrome handles, co-ordinating worktop surfaces and a stainless steel sink with drainer. Attractive tiled splashbacks (glass-effect with a sparkle detail) with under-counter lighting. Built-in double Ovens; large Lamona Induction Hob with an extractor above; built-in Wine Cooler; and Dishwasher. A breakfast bar area provides everyday dining options (space for 4 chairs) and has built-in storage underneath. CH Radiator. From the Kitchen there is access into the formal Dining area which opens to a large Family area. Access into the Utility Room. Door into the Hall area.

UTILITY ROOM: Approx. 11'10 x 7'2. This is a very spacious room, an ideal Utility which is well presented and which has worktop surfaces in a wood-grain effect incorporating a stainless steel sink and drainer. Ample storage provided by ceiling to floor units in a grey finish. There is space and plumbing for an automatic washing machine. Space for a large American-style Fridge/Freezer. Rear-facing window overlooking the rear garden. CH Radiator. Internal door leads into the Garage. External access door out to the rear decking area.

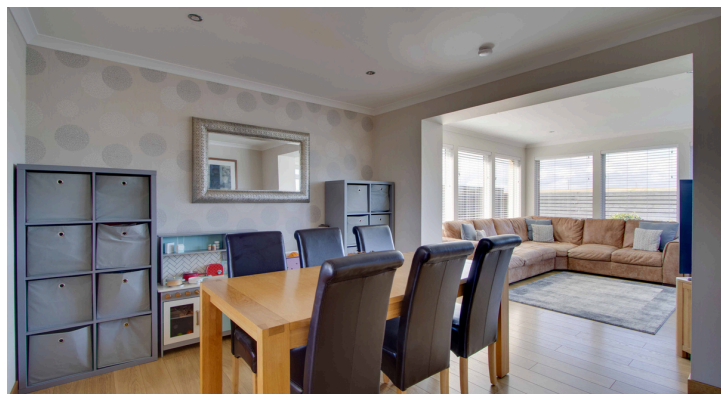
UPPER FLOOR: Staircase leading to the upper floor, with a beautiful balustrade in oak wood with a grey painted finish. Mid-way on the stairs there is a large, side-facing window, allowing lots of natural light onto the stairs.

On the upper floor landing there is access to the Bedrooms and main Bathroom. Large, built-in storage cupboard with shelving (housing the Worcester gas central heating boiler). Large ceiling access hatch and fitted loft ladder into the large attic space which is floored and has power and light, offering great storage space.

BEDROOM 4: Approx. 11'8 x 10'7. This room is currently being used as a Home Office but would make a lovely guest double Bedroom, with ample space for bedroom furnishings. Window overlooking the front of the property. Wood flooring. CH Radiator.

BEDROOM 2: Approx. 11'5 x 11'. A bright and spacious double Bedroom, with ample space for bedroom furnishings, with a front-facing window and full wall to wall fitted wardrobes with mirror doors (quadruple wardrobes) offering excellent storage. Neutral, tasteful decor. CH Radiator.

BEDROOM 3: Approx. 13' x 9'. Spacious double Bedroom, with a side-facing window and built-in double wardrobes with mirror sliding doors offering great storage. CH Radiator.



MAIN FAMILY BATHROOM: Approx. 8'11 x 6'10. A modern, well appointed Bathroom, with full wall tiling in a grey colour finish. There are modern, high-gloss grey colour finish cabinets at the WC., and wash-hand basin (with drawers underneath). Modern, free-standing bath tub and a separate Quadrant shower cubicle with chrome fitments. Fitted wall mirror with lighting. Contemporary wall mounted CH Radiator in dark slate grey/black finish.

MASTER BEDROOM SUITE: Approx. 24'4 (into the dressing area) x 13'1. Walking into the Master Bedroom there is a Dressing area, with quadruple fitted wardrobes with mirror sliding doors and then open plan into the Bedroom. In the main Bedroom, there is a large, picture window overlooking the rear of the property, with open countryside views over the fields and a further side-facing window, all allowing for lots of natural light. The Bedroom has been recently redecorated, and there is a feature wood panel finish, a further wood panel area with TV attached, plush bedroom carpeting, ample space for bedroom furnishings and settings. CH Radiator.

EN SUITE SHOWER ROOM: Approx. 6'6 x 5'11. Comprising a large, walk-in shower enclosure with wet wall panel in a black finish. Two piece white bathroom suite, with built-in oak wood finish vanity units at the wash-hand basin and WC., and further wall cabinets offering excellent storage. Built-in wall mirror with lighting above. Karndean flooring in a black finish.

GARDENS: To the front of the property, this area is laid out mostly to lock-block pavior providing ample off-road car parking areas (on both sides of the property) and leading to the large Integral Garage.

The fully enclosed rear garden is beautifully presented, with a large composite decking area (in neutral grey tones) ideal for outside entertaining, and a well tended lawn area which wraps around the side of the house and bounded by timber fencing (painted in grey). The rear garden enjoys a sunny secluded aspect and there are open countryside fields to the rear.

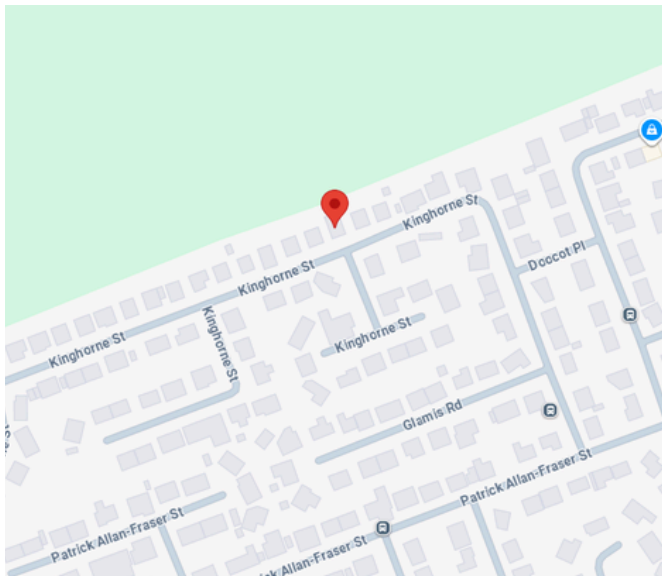
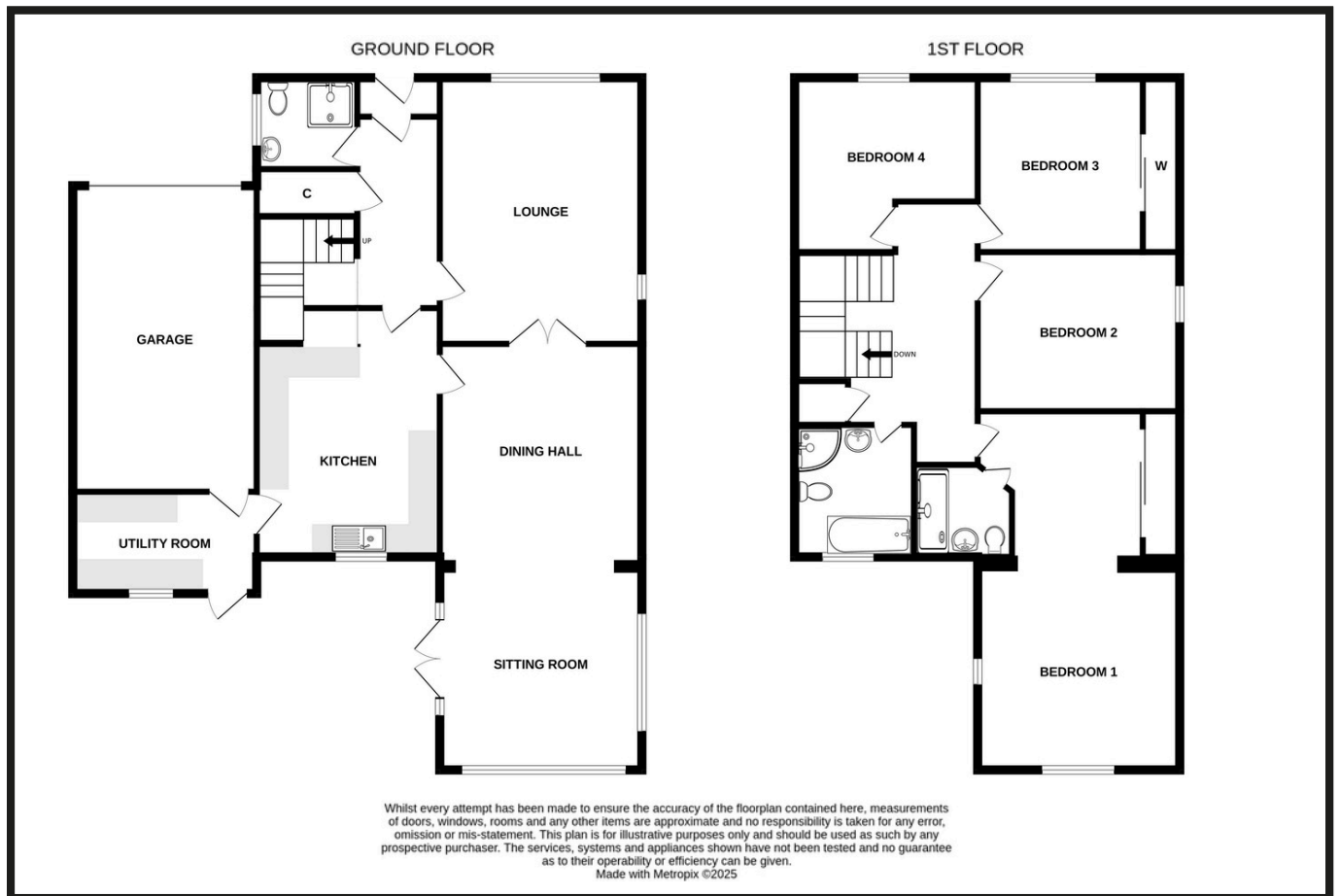
LARGE SUMMERHOUSE: Approx. 12'10 x 10'1. A lovely outside space, with grey wood-effect laminate flooring, with ample natural light provided by a wall of windows and there are French doors. Wood lined internal walls which are in a white lime wash effect finish.

INTEGRAL GARAGE: Extended Single Garage with up and over door front door, power and light. Internal door leads into the house from the garage.





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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