



"LUCAS BANK"
19 WAULKMILL, LETHAM GRANGE
BY ARBROATH DD11 4QU

**SUPERIOR DETACHED
BUNGALOW**
(WITH TWO STOREY EXTENTION)



- Ideally located in the sought after countryside setting of Letham Grange, close to Arbroath
- An individually designed Superior Detached Villa set amongst beautiful, mature gardens
 - Spacious and adaptable accommodation, well maintained, modern fittings and finishes
- New LPG Central Heating System, Double Glazing, large driveway, Integral Double Garage



OFFERS OVER
£420,000

Property Description

Connelly Yeoman Estate Agency are excited to bring to the market this unique and highly distinctive SUPERIOR DETACHED VILLA known as "Lucas Bank" and which is set in the highly sought after countryside estate of Letham Grange, located just on the edge of the town of Arbroath and within easy reach of all the amenities and services which Arbroath has to offer. The locale is also in a great position for commuting to all the major Angus towns, and is within easy reach of Dundee, Edinburgh and Aberdeen. This impressive property offers very spacious and adaptable accommodation over two floors and there is a superb additional "wing" to the side of the property. Internally, there are quality fittings and finishings including a luxury fitted Kitchen with dining space, well appointed Family Bathroom, spacious Lounge with feature fireplace, Gallery Room balcony feature offering up superb garden vistas, beautiful Garden Room and Sun Room with apex roof, and 5 generously proportioned Bedrooms (three of which are En Suite). There are also the benefits of a recently installed LPG heating system with a new Worcester boiler and Double glazed windows and doors. Externally, a stone-chipped area entering into the property offers extensive car parking for several vehicles, and leading into the integral Double Garage. There is a front area of mature garden, all neatly laid out with established and well stocked borders of shrubs, bushes and trees. The enclosed and very private rear garden is again attractively laid out, with lawn areas, paved pathways stone-chipped areas, and all enhanced by an extensive abundance of mature shrubs, bushes, plantings and trees. A lovely Patio area and further Sun Terrace offers a secluded spot for outside entertaining and there is external lighting. Overall, this exceptional property represents a very fine example of "executive living" and early viewing is highly recommended to appreciate and avoid disappointment.

ACCOMMODATION COMPRISING:- LOWER GROUND FLOOR: UTILITY ROOM, DOUBLE BEDROOM WITH EN SUITE SHOWER. GROUND FLOOR: MASTER BEDROOM WITH EN SUITE BATHROOM, SUN ROOM, SPACIOUS LOUNGE, FAMILY BATHROOM, HALLWAY LEADING TO 3 FURTHER BEDROOMS (ONE EN SUITE SHOWER ROOM), LARGE DINING KITCHEN & GARDEN ROOM.



Property Description

LOWER GROUND FLOOR:- Staircase leading down into this area, where there is a Utility Room, a useful understair storage cupboard, small window, neutral decor and fitted carpeting. Hallway leading to a spacious Double Bedroom with En Suite Shower Room.

UTILITY ROOM: Approx. 12'8 x 7. The current owners have had a new heating system installed, LPG heating and there is a new Worcester boiler located in a cupboard in the Utility. There are fitted base and wall mounted storage units in a white finish, worktop surface, Belfast sink and a built-in two ring Gas Hob. Plumbing and space for an automatic washing machine and space for a tumble dryer. An external door leads out to a covered area to the rear and mono-block patio.

DOUBLE BEDROOM 2: Approx. 14'5 x 13. A lovely bright and spacious double Bedroom, with a front-facing window and ample space for bedroom furnishings. Neutral decor and ceiling coving. CH Radiator. Access into the En Suite.

EN SUITE SHOWER ROOM: Approx. 8'4 x 4'4. Comprising a two piece white bathroom suite and a walk-in shower enclosure which is finished in wet wall panels. Attractive floral decor wallpaper. Opaque glazed window allows natural ventilation and light.

GROUND FLOOR:- There are ceiling to floor windows overlooking the rear, south-facing aspect and two further Bedrooms are located here.

MASTER BEDROOM 1: Approx. 14'6 x 13'5. A generously proportioned Master Bedroom, with feature front-facing French doors with a juliet balcony and wrought iron railings. Ample space for bedroom furnishings, neutral decor and fitted carpeting. Electric fire with pebble inset detail and lighting. CH Radiator. Feature archway from the bedroom through into the dressing area, double wardrobes on either side (his and hers) with mirror sliding doors, leading into the En Suite Bathroom.

EN SUITE BATHROOM: Approx. 10'9 x 6'11. Comprising a three piece white bathroom suite, large ceramic bath tub with shower tap attachment. Wet wall splashback at the bath area. Walk-in shower enclosure with black speckled effect wet wall panel finish. Built-in vanity units with storage, in a modern dark grey/black wood grain effect finish, incorporating a modern sinktop, Chrome mounted towel rail. Large, opaque glazed window. Parador-style lined ceiling.

GALLERY/BALCONY ROOM: Approx. 18'6 x 5'6. This room has full ceiling to floor glazed windows, offering lovely views over the garden area and which has feature exposed brick wall and wood panelled ceiling. This is very tranquil space, ideal as a retreat for reading.

Step up and through glazed French style sliding doors into the large Lounge.

LOUNGE: Approx. 22'1 x 18'1. This is an exceptionally spacious Lounge area, with ample space for a whole variety of furniture settings, and has large front-facing windows allowing for ample natural light into this room. There is a substantial feature fireplace in green marble-effect with decorative inlays, and a large Electric fire in a wood/coal burner-effect in black wrought iron effect and artificial coals. Two/three CH Radiators.

Steps down into the main entrance into the property, with Entrance Vestibule and Reception Hallway.

VESTIBULE & RECEPTION HALLWAY: Enter through a substantial double glazed front entrance door with matching side panel into the Vestibule, leading through into the Hallway. Feature wood-effect flooring, continued through into the Reception Hallway.

In the spacious and welcoming Reception Hallway there is a useful built-in cloaks/storage cupboard and a further storage (linen) cupboard. Wood-effect flooring. Access into the Family Bathroom.

FAMILY BATHROOM: Approx. 9'7 x 5'2. Comprising a three piece white bathroom suite with a shower over the bath. Full wall tiling. CH Radiator. Opaque glazed window allows for natural light and ventilation.

Throughout the spacious Hallway the wood-effect flooring continues and the decor is tasteful and well presented. Large, built-in shelved storage cupboard. Access hatch leads into the fully insulated attic space.

BEDROOM 5: Approx. 9'9 x 9'2. This room is currently used as a small Sitting/Study Room but would make an ideal fifth Bedroom if required, with a front-facing window, ample space for furnishings and with built-in wardrobes and sliding mirror doors. CH Radiator.



BEDROOM 3: Approx. 13'7 x 13'2. A spacious double Bedroom, with front facing window, built-in triple wardrobes, sliding mirror doors. This room is currently used as a hobby room. CH Radiator. Access into the En Suite.

EN SUITE SHOWER ROOM: Approx. 6' x 4'8. Comprising vanity units incorporating the WC., and black marble-effect display worktop, wash-hand basin, wall mounted storage units and vanity wall mirror with lighting. Large walk-in shower enclosure with a stainless steel Jet system body shower unit and rain-head shower fitment. Fully tiled walls and Parador-style lined ceiling. Large opaque glazed window allows for natural light and ventilation. White wall mounted CH towel rail.

BEDROOM 4: Approx. 11'1 x 10'10. Another spacious double Bedroom, presently used as a craft room, with a window overlooking the fully glazed sun room. There are built-in quadruple wardrobes, with sliding mirror doors. CH Radiator.

LARGE DINING/FAMILY KITCHEN AREA: Approx. 26'11 x 10'11. This is a very generous family living and dining space, with a focal point LPG Stove (included in sale), a window at the dining area and a further window at the kitchen area. The kitchen is fitted with an excellent range of modern and stylish base units in a high gloss dark grey finish and a matching large Island, with worktop surface incorporating a modern composite black composite sink and a Quooker style hot water tap fitment. Corner Larder. Large, built-in ceiling to floor double carousel storage cupboard. Integrated Dishwasher (only recently installed). Hob which has been recently upgraded, with a large modern extractor/ filter hood. Replacement wood-effect worktop surfaces. New built-in Electric Cooker. Large walk-in larder cupboard.

GARDEN & SUN ROOM: Approx. 21'5 x 8'10. From the Kitchen through a large, double glazed door into another spacious living area, with wood flooring and double opening doors leading out to the garden. Large, windows allow ample natural light and the apex roof has been replaced by the current owners, with full insulation making for a lovely warm living space. Ceiling downlights.

GARDENS: Externally, the property occupies a very generous, mature garden plot, all very well laid out and landscaped. An extensive stone-chipped area entering into the property offers car parking for several vehicles, and leading into the integral Double Garage. Mature front garden, all neatly laid out with established and well stocked borders of shrubs, bushes and trees.

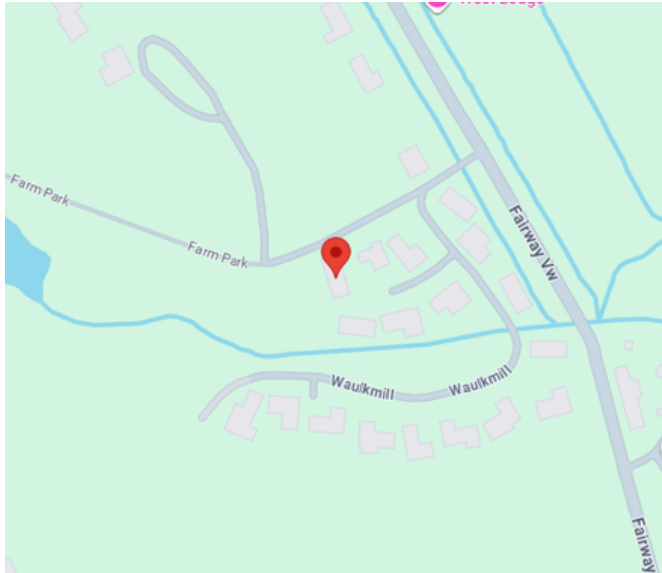
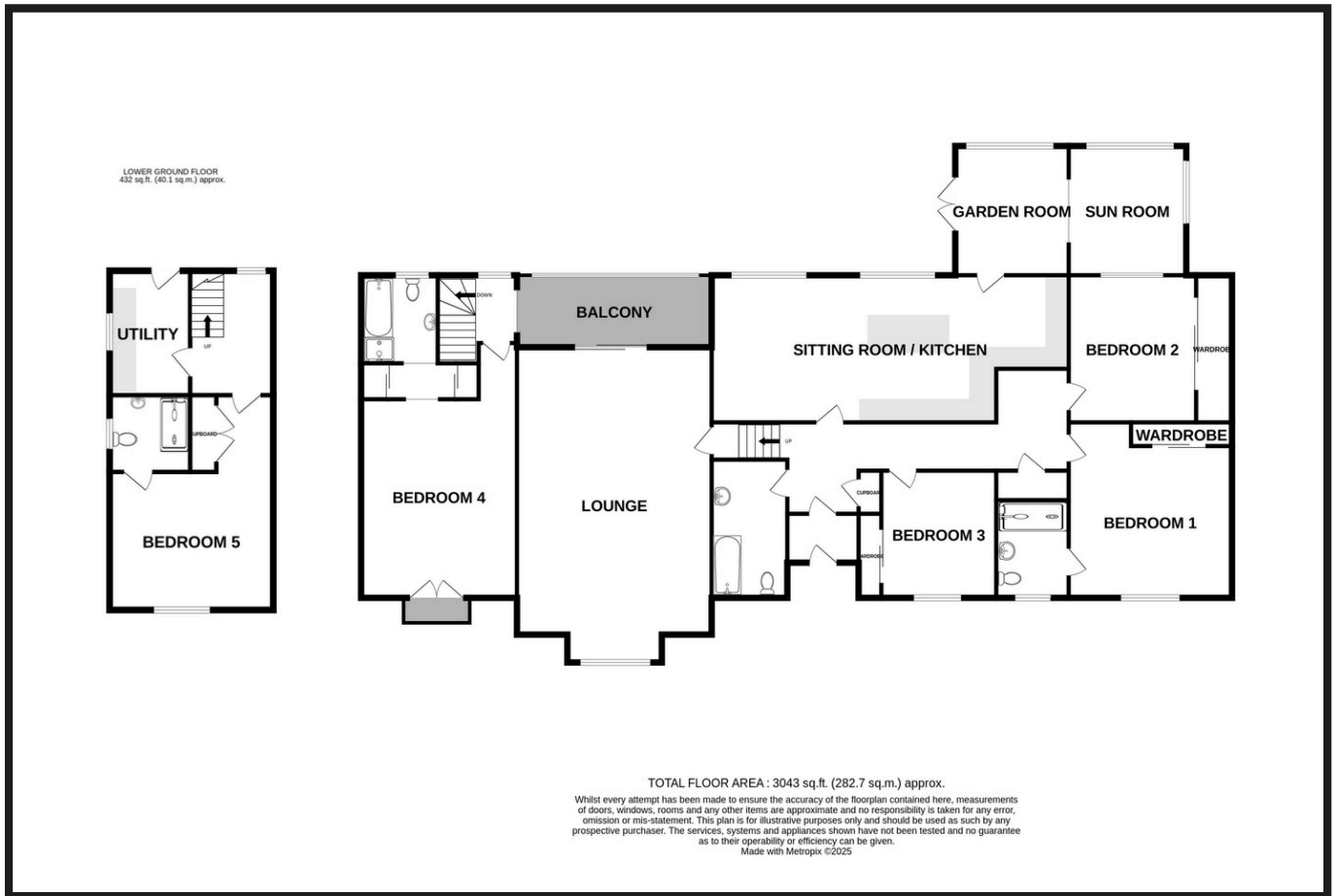
The enclosed, secluded and very private rear garden is again attractively laid out, with paved patio areas, new paved pathways, stone-chipped areas, and all enhanced by an extensive abundance of mature shrubs, bushes, plantings and trees. There are steps down to a lovely Patio area and further large Sun Terrace offering a secluded spot for outside entertaining. External lighting. Boundary fencing. Covered mono-block paved areas below the Gallery Room. LPG Tank in the garden area, obscured from view. A gate at the rear boundary leads out through into a lovely woodland/nature walk.

INTEGRAL DOUBLE GARAGE: with electric remote control doors, power and light, offering excellent garaging facility. Rear door out to the garden.





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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