

Connelly Yeoman

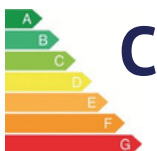


4 OLIVER WYND, ARBROATH, DD11 4JF

DETACHED VILLA



- Set within a very popular location close to schools and shops
- An immaculately presented family home of generous proportions
 - Decorated in modern neutral colours
- A large driveway, garage and lovely gardens



OFFERS OVER
£280,000

Property Description

This very well presented DETACHED VILLA is located in a popular residential area of the town and within walking distance to primary and secondary schools and Angus College Campus. This spacious family home is close to a varied range of amenities and services including local and national shops, supermarkets, cafes, the scenic Keptie Pond, the splendid marina and seascape areas of Arbroath. The property offers spacious accommodation over two levels comprising on the ground floor a large lounge with dining area and access to the conservatory, a dining kitchen, utility room, WC and bedroom 4 (an adaptable room currently being used as a study). To the upper level, a further 3 bedrooms, one with ensuite, and a family bathroom. Gas central heating and double glazing. Externally, a mono block driveway with ample room for several cars leads to a single garage with side access. Gardens front and rear are laid out in lawn with borders of mature bushes and trees and are fully enclosed.

Arbroath has excellent transport links via the East coast railway line, a centrally positioned bus station and the main A92 dual carriageway for links to Dundee and onwards to other Angus towns.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, DINING LOUNGE, CONSERVATORY, KITCHEN, UTILITY ROOM, WC, BEDROOM4/STUDY; UPPER FLOOR:- THREE BEDROOMS, BATHROOM

HALLWAY:

With wood effect flooring and good size storage cupboard a carpeted staircase leading to the upper accommodation.

WC:

Approx. 3'3 x 6'4. Fitted with a two piece coloured suite with wall tiling to dado height, front facing opaque window and vinyl flooring.

LOUNGE/DINING:

Approx. 13'3 x 30'6. Through double glazed doors into a lovely large room which is fully carpeted and has ample space for furnishings and dining table and chairs. Front facing window giving lots of natural light and sliding patio doors lead into the conservatory.

CONSERVATORY:

Approx. 13'6 x 11'7. Double sliding doors lead from the lounge/dining room into a lovely conservatory with wood effect flooring, full windows and double patio doors leading into the garden.

BEDROOM 4/OFFICE:

Approx. 8'10 x 12'10. Located on the ground floor and front facing, currently being used as a home office this is an adaptable good size room, and is fully carpeted.

KITCHEN/DINING:

Approx. 11'2 x 10'9. A glass panel door leads into the dining kitchen with ample room for dining table and chairs. Fitted with a range of base and wall units with coordinating work surfaces. composite 1½ sink with mixer tap, electric oven, 4 burner Electric ceramic hob with concealed extractor hood and integrated dishwasher. A rear window overlooks the garden and a door leads into the utility room.

UTILITY ROOM:

Approx. 5'2 x 7'8. With base and wall units, stainless steel sink with mixer tap, plumbed space for a washing machine and space for a free standing fridge freezer. A good size storage cupboard houses the fuse board and boiler and gives space of storage. A door leads into the rear garden.



UPPER HALLWAY:

A good size storage cupboard gives plenty of space into the eaves, a ceiling hatch gives access to the loft space.

MASTER BEDROOM :

Approx. 9'11 x 15'4. Front facing and fully carpeted with great storage space consisting of a wall of built in wardrobes with sliding mirror doors and a door leading into the ensuite.

EN SUITE:

Approx. 6'5 x 7'5. A lovely modern room fitted with 2-piece white suite with the wash hand basin set into a vanity unit. separate shower enclosure housing a mains power shower. Wall tiling to the suite areas, chrome heated towel rail, downlights, extractor fan and opaque Velux window.

BEDROOM 2:

Approx. 10'10 x 9'4. Rear facing and fully carpeted this room has storage hatch into the eaves space and neutral decor.

BEDROOM 3:

Approx. 10'10 x 9'4. Rear facing and fully carpeted, again this room has a storage hatch into the eaves and neutral decor.

FAMILY BATHROOM:

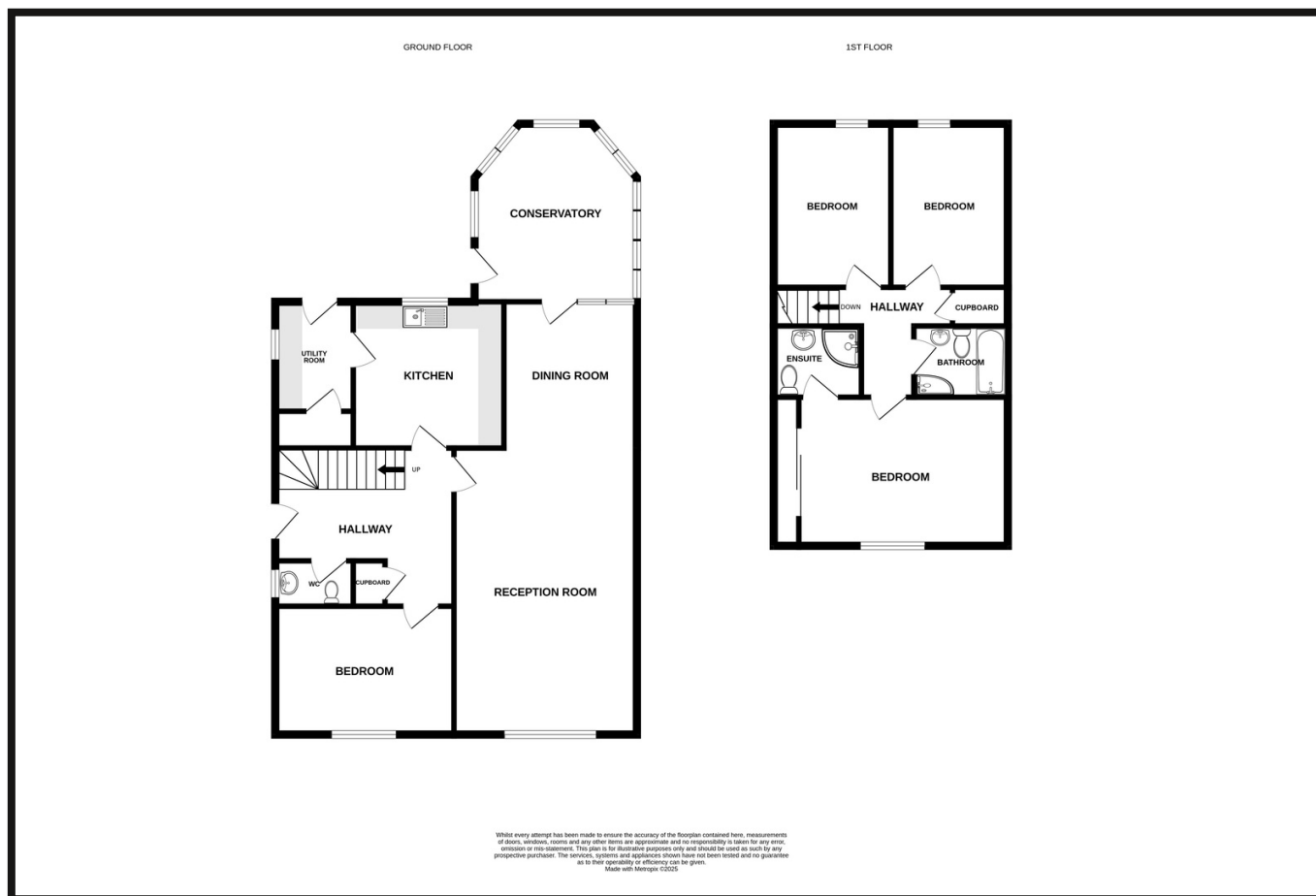
Approx. 7'5 x 6'9. A lovely modern room fitted with a 3-piece white suite, the wash hand basin and WC are set into a vanity unit with storage below, a separate shower enclosure houses a mains power shower, and a chrome heated towel rail. This room is fully tiled and has a Velux window.

GARDENS:

The front garden is mainly laid out to lawn with a paved pathway leading to the mono block driveway with space for several cars and a single garage. The garage has power and light with an up and over door and side access from the rear garden. Access to the rear garden is through a gate and is mainly laid to lawn with chip stone bordering, mature bushes and trees and is fully enclosed. To the other side of the property an area where the bins are stored.



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.

**Connelly
Yeoman**

tspc

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