

Connelly Yeoman



**17 COTTONS CORNER, LETHAM GRANGE
BY ARBROATH DD11 4QD**

**SUPERIOR DETACHED
DWELLINGHOUSE**



- Set within a very desirable location just a few minutes' drive from Arbroath town
- A beautifully presented, family home offering well proportioned accommodation over two levels
 - LPG Central Heating, Double Glazing, ample storage space
- Surrounded by well maintained, mature garden grounds, Mono-block driveway, Single garage



OFFERS OVER
£290,000

Property Description

This immaculately presented SUPERIOR DETACHED DWELLINGHOUSE is situated within the prestigious Letham Grange estate, an area surrounded by executive homes, mature woodland and countryside, yet only a few minutes' drive into Arbroath town and within easy commuting distance of Aberdeen, Dundee and all Angus towns. This beautifully presented, 4 Bedroom property has been well maintained and offers spacious family living over two levels, with the benefits of LPG central heating and Double glazing. Externally, the mature garden grounds are all laid out neatly, with the front garden area with private car parking and a mono-block driveway with space for two vehicles. The front garden is mainly laid to lawn with mature shrubs, bushes and plantings. A paved pathway leads to the front entrance door. There is a Single Garage to the side (with an up and over door). Side gate access leads through into the rear garden, again all neatly laid out with lawn, paved patio area and stone-chipped pathway leading to the back of the garden, with a backdrop of mature trees, bushes and plants. Overall, this is a fine example of a super family property located in a lovely countryside setting, offering the best of both worlds and early viewing is highly recommended.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, GROUND FLOOR BEDROOM 4 (or STUDY/FAMILY ROOM), LOUNGE, BATHROOM, DINING KITCHEN, UTILITY ROOM; UPPER FLOOR:- BOXROOM/STUDY ROOM, MASTER BEDROOM WITH EN SUITE SHOWER ROOM, 2 FURTHER BEDROOMS.

ENTRANCE HALLWAY: Entry is via a substantial front door into the welcoming Hallway, with fitted carpeting, and two built-in storage cupboards (one of which is downstairs and the other cupboard houses the gas central heating boiler). Staircase (with fitted carpeting) with wooden balustrade leading to the upper floor accommodation. Access from the Hallway into the ground floor Bedroom 4, Lounge, Bathroom, Dining Kitchen and

BEDROOM 4: Approx. 11'1 x 10'8. A useful, versatile ground floor room, ideal as a fourth/guest Bedroom, Study or Family Room, with a front-facing window, fitted carpeting and neutral decor. Built-in storage cupboard (with hanging rails and shelving). CH Radiator.

LOUNGE: Approx. 13'1 x 18'1. Enter through a glass panel door into the bright and spacious Lounge with a front-facing bay style window which allows ample natural light into the room, with tasteful decor and fitted carpeting. Focal point fireplace with a wooden mantle and inlaid Electric Fire. CH Radiator.

BATHROOM: Approx. 6'1 x 8'6. Comprising a three piece white bathroom suite, with the wash-hand basin set in a vanity unit with storage below. Electric shower over the bath. Wall tiling throughout. Wood-effect flooring. Chrome heated CH towel rail. Rear-facing opaque glazed window allows for natural light and ventilation.

DINING KITCHEN: Approx. 11'4 x 18'11. Enter through a glass panel door into the large, rear-facing Dining Kitchen with solid wood flooring. The Kitchen area is fitted with a range of base and wall mounted storage units, co-ordinating worktop surfaces and a composite one and a half sink with mixer tap. Built-in kitchen appliances include:- Electric Double Ovens, 5 ring Induction Hob with extractor hood above. Warming drawer under the Oven. Integrated Fridge/Freezer and Dishwasher. Ample space for everyday dining table and chairs. Feature rear-facing Patio doors lead out into the rear garden. CH Radiator. Door through into the Utility Room.

UTILITY ROOM: Approx. 4'10 x 11'4. Fitted with a range of base and wall mounted units, worktop surface and stainless steel sink with mixer tap. Side-facing window. Tiled flooring. Plumbing and space for automatic washing machine and space for further kitchen appliances (freezer or tumble dryer space). External side access door out to the back garden.



UPPER HALLWAY: Staircase leading to the upper floor accommodation, where there is a good-sized built-in storage cupboard/boxroom. Ceiling hatch access into the loft space.

BOXROOM: Approx. 6'8 x 5' a great size, with a velux roof window and electric light, an ideal Study room or storage.

MASTER BEDROOM 1: Approx. 14'2 x 15'3. A spacious Master Bedroom, with a front-facing window and wall to wall fitted wardrobe storage, with sliding doors. CH Radiator. Access into the En Suite.

EN-SUITE SHOWER ROOM: Approx. 6'8 x 7'5. A modern and well appointed En Suite comprising a two piece white bathroom suite, with the wash-hand basin set within a vanity unit with storage below. Walk-in shower enclosure housing a mains power shower with rainfall head. Ceiling spotlights. Wall mounted mirror-front cabinet. Chrome heated CH towel rail. Velux roof window. Wood-effect flooring.

BEDROOM 2: Approx. 11'8 x 8'11. A well proportioned rear-facing Bedroom with built-in double wardrobe with sliding doors. Neutral decor and fitted carpeting. CH Radiator.

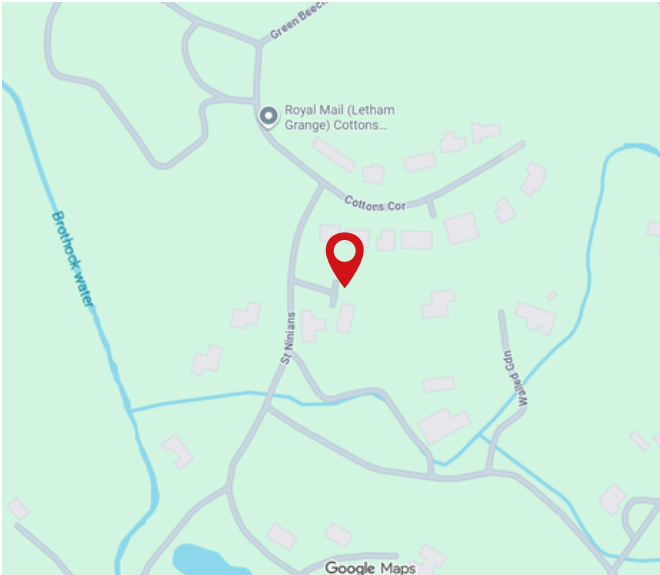
BEDROOM 3: Approx. 8'9 x 11'4. Another well proportioned Bedroom, with rear-facing window. Ample space for bedroom furnishings. CH Radiator.

GARDENS: Externally, the mature garden grounds are all laid out neatly, with the front garden area with private car parking and a mono-block driveway with space for two vehicles. The front garden is mainly laid to lawn with mature shrubs, bushes and plantings. A paved pathway leads to the front entrance door. There is a Single Garage to the side (with an up and over door).

Side gate access leads through into the rear garden, again all neatly laid out with lawn, paved patio area and stone-chipped pathway leading to the back of the garden, with a backdrop of mature trees, bushes and plants. The LPG tank is located in the rear 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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