

# Connelly Yeoman



64 KINGHORNE STREET  
ARBROATH DD11 2LZ

DETACHED VILLA



- Spacious and well presented 4 Bedroom Detached Villa, with open countryside views
- Ideally located in a very sought after residential estate within easy reach of amenities
- Gas Fired Central Heating, Double Glazing, modern neutral decor, fittings and finishes
  - Established gardens surrounding the property, off-street driveways, Garage



OFFERS OVER

**£285,000**

# Property Description

Connelly Yeoman Estate Agency are excited to bring to the market this attractive and well presented DETACHED VILLA which is ideally positioned 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 within easy reach) and with most amenities and services of the town located close-by. The property is well positioned, overlooking a lovely grassed area with mature trees located at the top of Kinghorne Street cul-de-sac, and offers very spacious, family-sized accommodation over two levels, boasting modern tasteful, decor complimented by quality fittings and finishings including replacement internal doors and quality wooden flooring. There are also the benefits of Gas fired central heating and Double glazing. On entering the property into the Vestibule and through into the welcoming Hall area, there is access into the useful ground floor Shower Room; a generously proportioned main Lounge with feature French doors opening into the formal Dining Room which flows through to a modern and beautifully equipped fitted Kitchen (with fitted appliances included). Following up the staircase to the upper gallery landing area there is access to the Master Bedroom with 3 further double-sized Bedrooms and a well appointed Family Bathroom. Externally, the gardens are all well laid out, mostly for ease of maintenance. The front garden offers two off-street driveways with ample car parking and leading to the Garage. Overall, this well appointed Detached Villa offers super, modern family living and early viewing is recommended to avoid disappointment.

**ACCOMMOATION COMPRISING:- VESTIBULE & HALL AREA, SHOWER ROOM, DINING KITCHEN, DINING ROOM, LOUNGE; UPPER FLOOR:- MASTER BEDROOM 1 AND 3 FURTHER DOUBLE BEDROOMS, FAMILY BATHROOM.**

**ENTRANCE VESTIBULE & HALL AREA:** Enter into the property via the double glazed front entrance door with small glazed inset and side panel. Replacement internal door in an oak wood veneer finish, with inset glazing, leads through into the Hall area.

In the welcoming Hall area there is lovely wooden (Oak-effect) flooring throughout. Replacement internal doors in an oak wood veneer with glazed insets. Staircase with balustrade leads to the upper floor accommodation. CH Radiator.

In the Hall there is a large storage cupboard which the present owners house the automatic washing machine and tumble dryer (stacked on top).



# Property Description

**SHOWER ROOM:** Approx. 7'7 x 5'7. A useful downstairs Shower Room comprising a two piece bathroom suite, with vanity units around the wash-hand basin providing storage. Fully wall tiled. High-level opaque glazed window. CH Radiator.

**DINING KITCHEN:** Approx. 11'5 x 10'11. This is a well appointed, spacious Kitchen and offers ample space for dining table and chairs. The kitchen area is fitted with a range of base and wall mounted units in a light Oak veneer, complimentary worktop surfaces in a black finish and stainless steel sink. Large breakfast bar worktop. Kitchen appliances include:- Integrated Fridge/Freezer and Dishwasher; Built-in Gas Hob and Double Electric Ovens. Ceiling downlights. Tiled-effect laminate flooring. Large window overlooking the rear of the property.

From the Kitchen there is access through into the Dining Room

**DINING ROOM:** Approx. 12'11 x 10'11. A beautifully appointed formal Dining Room. Feature wooden flooring in an oak wood finish. CH Radiator. There are newly installed external French doors, with matching side panels, which allows ample natural light into the Dining room and leading out into the rear garden.

A further set of internal French doors, in an oak wood finish with glazed insets, lead off the Dining Room through into the Lounge.

**LOUNGE:** Approx. 19'11 x 12'11. A bright and spacious Lounge, with a large, front-facing picture window and further side-facing window allows for ample natural light. Ample space for furniture settings. Feature wooden flooring in an oak wood finish. Focal point fireplace, with wooden surround and mantle incorporating a Gas Fire. Neutral decor. CH Radiator.

**UPPER FLOOR:** Attractive staircase with a lovely white balustrade and a half turn on the staircase, with a large side-facing window allowing ample natural light onto the staircase, and leading up to the bright and spacious upper floor gallery landing area with access to the 4 Bedrooms and Family Bathroom.

On the gallery landing there is a fitted shelving area for display/book storage. There is a spacious, walk-in linen cupboard (approx. 6'1 x 4'10) which houses the Gas central heating boiler.

Large ceiling hatch and Ramsay / fitted loft ladder into the large attic space, offering excellent storage facility, with electric light.



**MASTER BEDROOM 1:** Approx. 11'7 x 11'2. A very bright and spacious Master Bedroom, with a large front-facing window and open outlook. Wall to wall fitted wardrobes, four wardrobes, with mirror front doors offering excellent storage. CH Radiator.

**BEDROOM 4:** Approx. 10'9 x 9'3. A great fourth Bedroom, with a front-facing window offering an open outlook, laminate flooring and there is a double, built-in wardrobe offering excellent wardrobe storage with mirror front doors. CH Radiator.

**BEDROOM 3:** Approx. 10'7 x 8'11. A double-sized Bedroom, with a side-facing window, neutral decor and laminate flooring. Built-in wardrobes with a wood veneer finish and sliding mirror front doors. CH Radiator.

**BEDROOM 2:** Approx. 12'11 x 9'8. A spacious, double-sized Bedroom, with a large rear-facing window which affords super, uninterrupted open views over the fields towards the countryside. Built-in double wardrobes with wood doors. CH Radiator.

**FAMILY BATHROOM:** Approx. 9'1 x 6'4. Comprising a three piece white bathroom suite with a shower over the bath and a large curved glazed shower screen. Fully wall tiled. Fitted vanity units in white high gloss finish at the wash-hand basin and cistern area/wall, provide great storage in the bathroom. Chrome wall mounted CH towel rail. Large, rear-facing opaque windows allows for ample natural light and ventilation.

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**GARDENS:** To the front of the property there are two driveways, both offering ample off-street car parking and leading to the Garage. The front garden is laid out to lawn and flower borders. Timber fencing and gate leads through to the enclosed rear garden.

The rear garden is neatly laid out in lawn, with a large patio area offering a secluded spot to enjoy the evening sun. Summerhouse included in the sale.

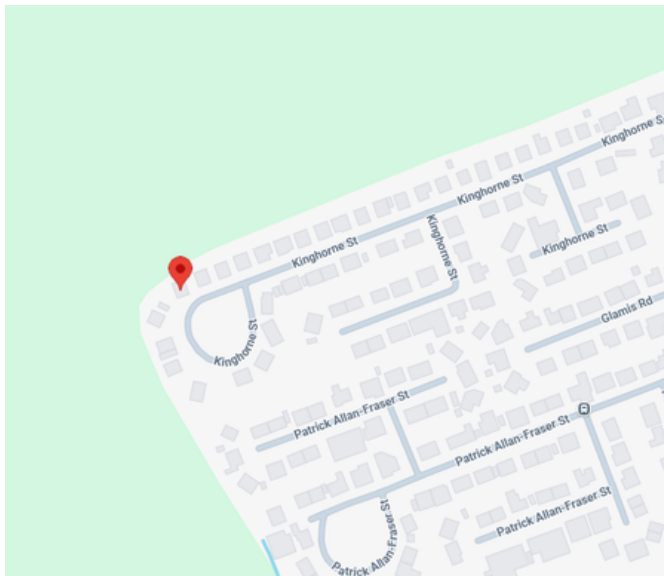
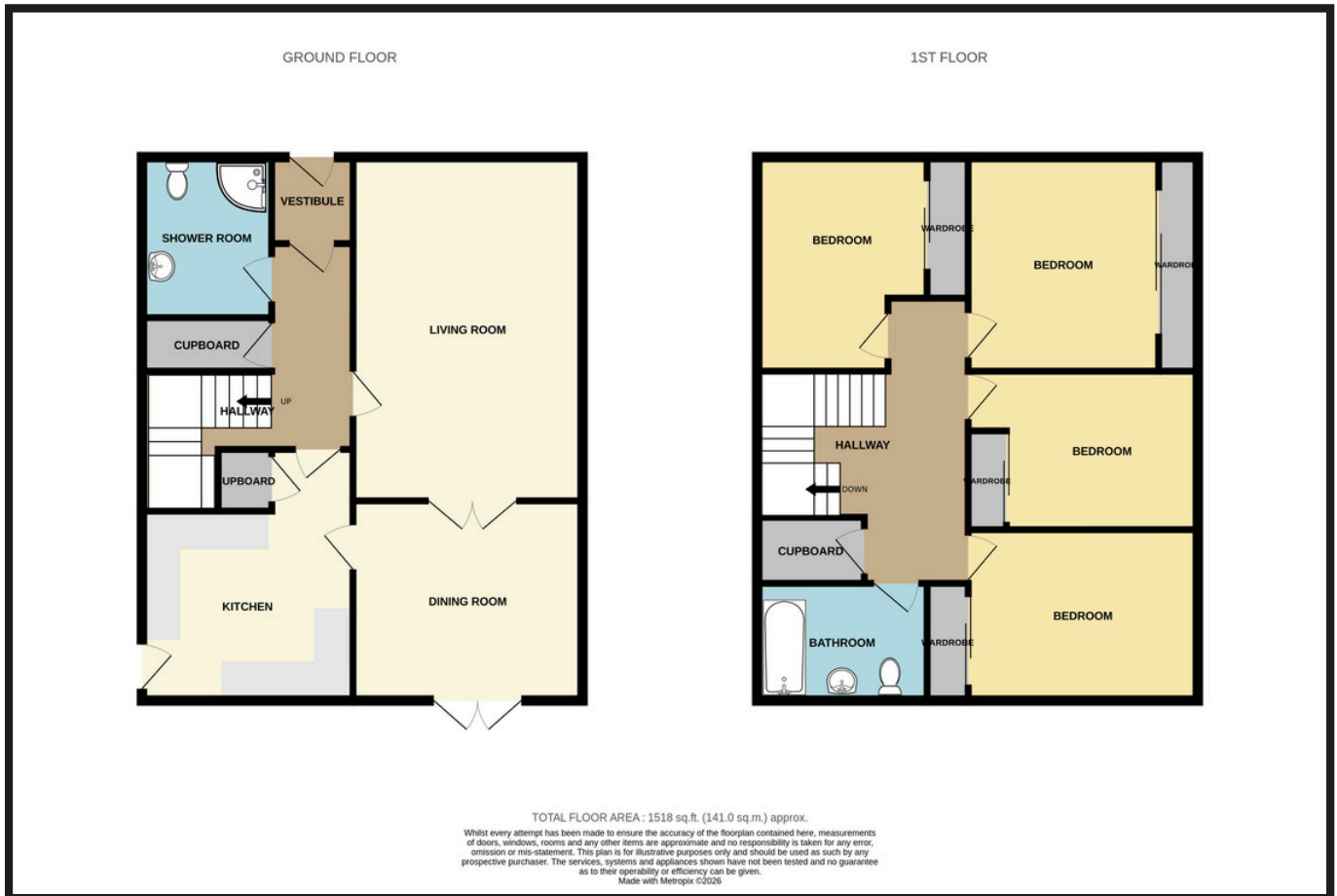
**SUMMERHOUSE:** Approx. 10'8 x 8'. A lovely outside space, with glazed panels/windows with views over the garden and a wooden floor.

**GARAGE:** Long Garage with an area to the rear which is totally separate from the main garage and offers a utility area with ample storage, power 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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