

# Connelly Yeoman

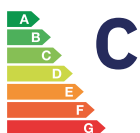


28 DUNCAN AVENUE  
ARBROATH DD11 2DA

LARGE  
DETACHED VILLA



- Ideally located within a sought after and established West End residential area
- A substantial 4 Bedroom Detached Villa, ideal family accommodation over two levels
- Gas Fired Central Heating, Double Glazing, traditional features and modern fittings
  - Occupying a spacious, mature garden plot with driveway and Garage



OFFERS OVER

**£340,000**

# Property Description

Connelly Yeoman Estate Agency are delighted to bring to the market this highly distinctive, traditional style SUPERIOR DETACHED VILLA which is ideally situated in a highly desirable residential area to the West End of the town of Arbroath, yet within easy reach of most central amenities and services, including a vast array of national supermarkets, the highly popular Westport shopping area and close to Angus College, Keptie Pond, and within easy reach of the main east coast railway station which serves the town. This attractive and very well presented property must be viewed to appreciate the bright and stylish accommodation on offer, with spacious and adaptable rooms over two floors, and neutral decor complimented by modern fittings and finishes. There are also the benefits of Gas fired central heating and Double glazing. Externally, a driveway offers ample off-street car parking and leads to the adjoining Garage.

Externally, the property occupies a very generous garden plot, with the front garden laid to a large mono-block driveway with ample off-road car parking and leading to the Garage. The rest of the garden is border by mature hedging and coloured-stone chip area with shrubs and bushes, all very low maintenance. The rear garden is a very generous size, a mature garden with trees, shrubs and bushes all around, large lawn area and to the back of the house is a decking area, accessed from the Kitchen. To the back of the garden is an area of coloured stone-chips.

Early viewing of this most attractive property is highly recommended to avoid disappointment.

**ACCOMMODATION COMPRISING:- COVERED PORCH & ENTRANCE VESTIBULE, RECEPTION HALLWAY, WC/CLOAKROOM, LARGE DINING KITCHEN, UTILITY ROOM, FAMILY ROOM (or 5TH BEDROOM if required), LOUNGE;**

**UPPER FLOOR:- MASTER BEDROOM 1, 3 FURTHER DOUBLE BEDROOMS, FAMILY BATHROOM.**



# Property Description

**COVERED PORCH & VESTIBULE:** Approx. 5'5 x 3'3. Enter via the original double entrance door(s) with matching side panel into the Vestibule where there is a quarry tiled floor. Coat hooks.

**RECEPTION HALLWAY:** This is a spacious and welcoming Hallway, with access into the WC/Cloakroom. Deep under-stair storage cupboard. CH Radiator. Staircase leading to the upper floor. Attractive wood-effect flooring continued through into the Family Room.

**WC/CLOAKS:** Approx. 5'6 x 4'11. Comprising a white two piece bathroom suite, with the wash-hand basin set in a vanity unit (grey finish). Contemporary wall mounted CH towel rail. Moroccan-style tiled effect flooring. Opaque glazed window.

**LARGE DINING KITCHEN:** Approx. 19'11 x 12'7. This is a very generously proportioned room, with ample space for dining table and chairs. There are double aspect windows, with a front-facing window at the dining area, and a rear-facing window in the kitchen area. There are glazed sliding door(s) which separates the Hallway from this area, with feature cast iron sliding rollers. In the dining area there is an area of wood panelling to dado height, black colourway.

The kitchen is fitted with a good range of modern base and wall mounted units in white finish with black handles/furniture, complimentary work surfaces and a composite black sink with a flexi mixer tap fitment. Built-in Ovens, Electric Hob and a modern extractor hood in a black finish. Integrated Fridge/Freezer. Open plan from the kitchen area into the Utility.

**UTILITY ROOM:** Approx. 8'8 x 4'11. Plumbing and space for automatic washing machine and tumble dryer. Built-in cupboard, housing the Worcester gas central heating boiler. An external door leads out onto the rear decking area and garden beyond.

**FAMILY ROOM:** Approx. 13'3 x 12'10 An ideal family living space, with a large bay window overlooking the garden, allowing for lots of natural light into this room. Wood-grain effect flooring. Neutral decor. CH Radiator. Adaptable room use - ideal as a Fifth Bedroom if required.

**LOUNGE:** Approx. 14'5 x 14'11. Another generous family living space, with dual aspect windows (one to the front and the other to the rear of the property) and two further side-facing long windows, all allowing for ample natural light. Neutral decor and there is a feature wall with brick-effect wallpaper. Focal point Electric wood burner style fire. Quality wood flooring. Two CH Radiators.

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Wide staircase with wooden treads from the Hallway leads up to the upper floor, with a turn on the stairs, and a large front-facing glazed brick window which allows for ample natural light onto the staircase.



**UPPER FLOOR LANDING:** Staircase leading to the upper floor landing area, a good space with a built-in storage cupboard (which has a small window, shelving and laminate flooring). In this cupboard there is ceiling hatch access up into the loft space. Also on the landing area there is a large ceiling hatch with fitted loft ladder access into the loft space. From the landing access to the Bedrooms and Family Bathroom.

**MASTER BEDROOM 1:** Approx. 14'10 x 12'2. A well presented large double Bedroom, with double aspect windows (to the front and rear of the property) offering ample space for various bedroom furnishings. Walk-in storage cupboard. Laminate wood flooring. CH Radiator.

**FAMILY BATHROOM:** Approx. 8'1 x 7'2. A lovely family Bathroom, comprising a three piece bathroom suite; a P-shaped bath with a shower over (both rain-head shower and hand-held shower fitment) and a glass shower screen. The WC., and wash-hand basin have fitted vanity units, in a light oak wood veneer finish. Wall mounted storage cabinet with mirrors. The walls are all finished in wet wall panel finishings, with tiled-effect panels around the bath area. Chrome wall mounted towel rail. Moroccan-style tiled-effect flooring. Xpelair extractor fan. Large opaque glazed window.

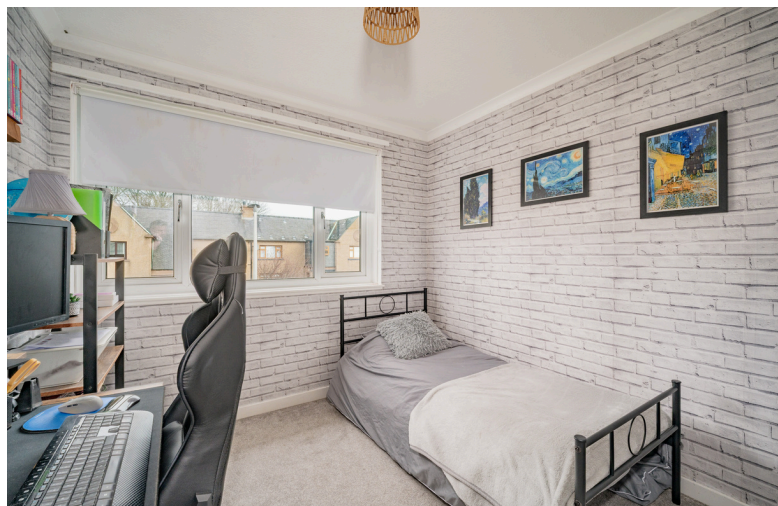
**BEDROOM 2:** Approx. 12'5 x 8'9. Another spacious and well presented double Bedroom, with a large rear-facing window overlooking the rear garden, neutral decor, laminate wood flooring and built-in storage cupboard. CH Radiator.

**BEDROOM 3:** Approx. 12'7 x 9'2. Spacious double Bedroom, with a rear-facing window, ample space for bedroom furnishings, neutral decor and laminate wood-effect flooring. CH Radiator.

**BEDROOM 4:** Approx. 10'9 x 8'11. Good-sized double Bedroom, with a front-facing window, grey brick-effect wallpaper. CH Radiator.

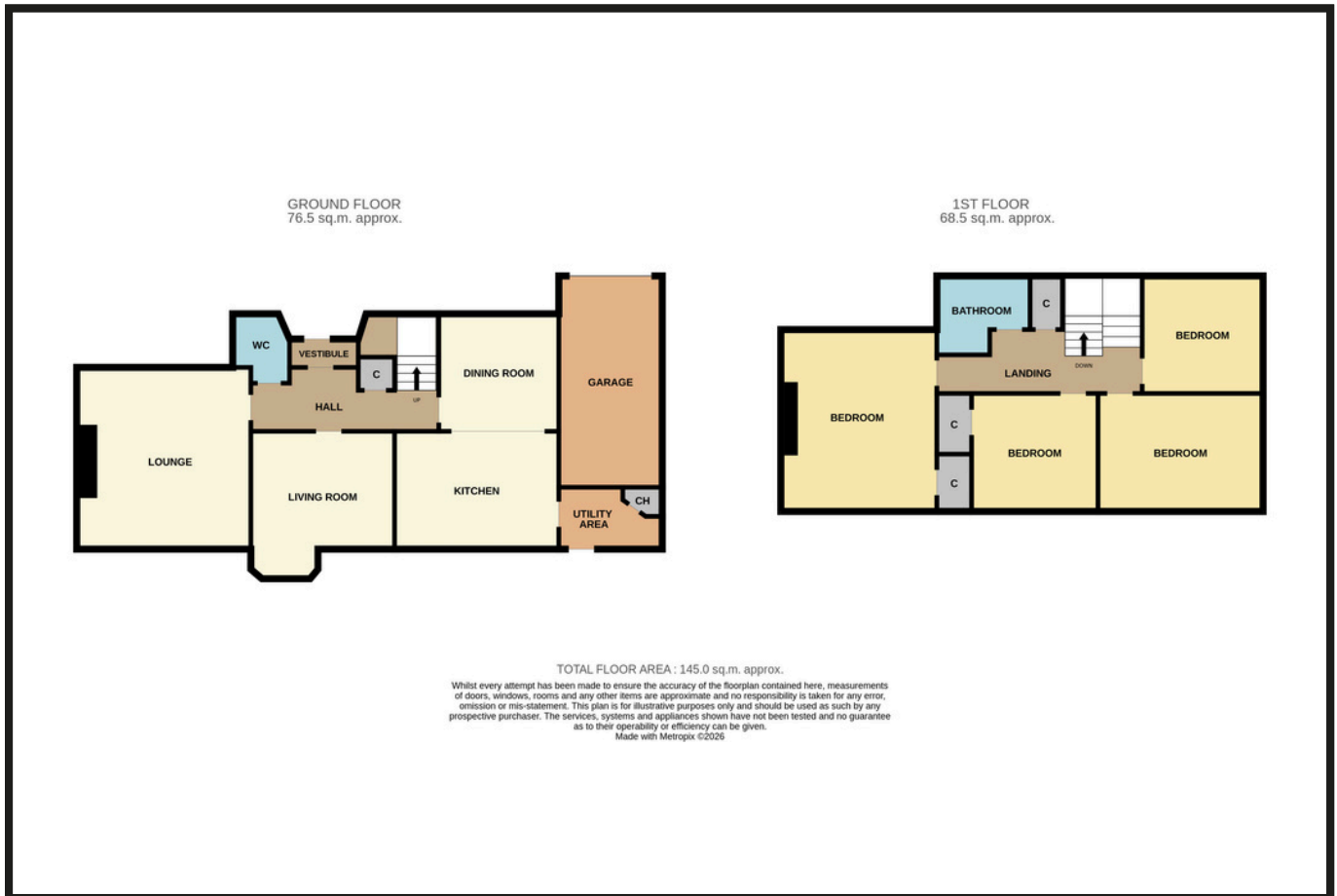
**GARDENS:** The property occupies a very generous garden plot, with the front garden laid to a large mono-block driveway with ample off-road car parking and leading to the Garage. The rest of the garden is border by mature hedging and coloured-stone chip area with shrubs and bushes, all very low maintenance. The rear garden is a very generous size, a mature garden with trees, shrubs and bushes all around, large lawn area and to the back of the house is a decking area, accessed from the Kitchen. To the back of the garden is an area of coloured stone-chips.

**GARAGE:** Up and over front door and rear access door.





# 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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