

Connelly Yeoman

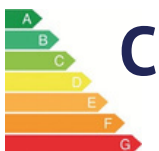


**10 KEILOR WAY
INVERKEILOR, BY ARBROATH DD11 5LA**

DETACHED VILLA



- Deceptively spacious and beautifully presented Detached Villa
- Located in a small, select development on the outskirts of Inverkeilor village
- Oil Fired Central Heating, Double Glazing, modern quality fittings and finishings
- Established landscaped gardens, Two Driveways, Detached Garage



OFFERS OVER
£275,000

Property Description

This deceptively spacious and exceptionally well presented DETACHED VILLA offers excellent accommodation over two floors and is ideally located in a small, select residential development on the periphery of the village of Inverkeilor, which itself is located approximately 6 miles north of Arbroath town. Inverkeilor is located in a lovely countryside, semi-rural setting and offers village amenities such as a local Primary School and the popular seascape areas of Redcastle and Lunan Bay are within easy reach. The main A92 trunk road route is close-by offering a short commuting distance to Montrose, Arbroath and further afield towards Aberdeen or Dundee. This property is presented in immaculate order, both inside and out, boasting quality fittings and fixtures including oak wood flooring, oak veneer internal doors, and modern contemporary decor throughout. Overall, a stunning example of a spacious family home and early viewing is highly recommended.

ACCOMMODATION COMPRISING: ENTRANCE VESTIBULE, HALL AREA, GROUND FLOOR BEDROOM 3, MODERN OPEN PLAN DINING AND LOUNGE AREA, NEW FITTED KITCHEN, UTILITY ROOM, WC/TOILET;

UPPER FLOOR:- BEDROOM 2, FAMILY BATHROOM, MASTER BEDROOM WITH NEWLY FITTED EN SUITE SHOWER ROOM.

ENTRANCE VESTIBULE: Approx. 8'6 x 4'11. Attractive, modern entrance door with glazed insets and glazed side panels into the Vestibule; ample space in the Vestibule for coats and shoe storage; oak wood flooring. Access into the Hallway.

HALL AREA: A spacious and welcoming Hall area with space for furniture/console table, etc., and the oak wood flooring is continued through from the Vestibule; oak internal doors throughout the property; attractive staircase with wood balustrade leads to the upper floor accommodation; deep under-stair storage cupboard offers further good storage.

GROUND FLOOR BEDROOM 3: Approx. 13' x 12'7. This is a lovely bright and spacious ground floor Bedroom, with a picture window overlooking the front of the property; CH Radiator.

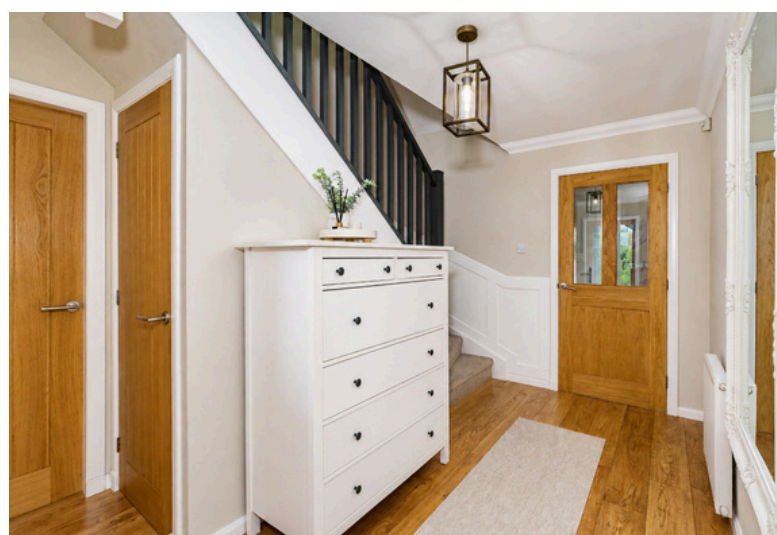
Feature French doors (oak wood with panelling) double opening internal doors lead from the Hall area through into the open plan Dining area and Lounge, one large modern living space.

OPEN PLAN DINING & LOUNGE AREA: Approx. 24'4 x 14'10. A modern open plan living area, well appointed and offering excellent space for various furniture settings/arrangements. French doors lead out into the rear garden and a further two long narrow windows, one in the dining area and the other in the lounge area and there is also a further window overlooking the front of the property, all allowing for a bright and very spacious, modern living space; **feature wood panelling effect wallpaper on one wall**, in a lovely sage green colour; focal point fireplace with feature exposed stone-work frame and a cast iron inlay, with the chimney breast wall in a sage green colour and further white walls; contemporary light fittings at the dining area. CH Radiators.

KITCHEN: Approx. 14'9 x 10'11. The Kitchen is exceptionally well appointed, having only recently been installed by the current owners, and comprises of a modern, good quality range of base and wall mounted storage units in a dark navy and grey wood-grain colour scheme; oak wood work surfaces and a large Belfast-style ceramic sink; white brick/tiled-effect splashbacks; large Range Cooker with an electric hob and various ovens below; large extractor hood above the hob; breakfast bar area with space for 2 seats; built-in storage area to the other side. Contemporary wall mounted CH Radiator in a dark grey finish. At the sink area there is a rear-facing window overlooking the garden and a further large window to the other side of the breakfast bar area, allowing for lots of natural light. Contemporary feature light fittings above the breakfast bar area. A door leads off through into the Utility Room.

UTILITY ROOM: Approx. 7'8 x 5'6. In the Utility room the same storage units as in the Kitchen are continued together with fitted decorative shelving and ample space for white goods; contemporary wall mounted CH Radiator in a dark slate grey finish; attractive flooring; a door leads into the WC/Toilet.

WC/TOILET: Approx. 5'5 x 3'1. Comprising a WC., and a large wash-hand basin; feature wood panelling; display shelving; attractive decor in a dark sage green colourway; flooring continued from the Kitchen.



UPPER FLOOR: Staircase leading to the upper floor landing area where there is a velux roof window allowing for lots of natural light onto the landing; access to the Family Bathroom, Master Bedroom and Bedroom 2; large, walk-in storage cupboard with fitted shelving. There is attic space which is insulated and provides good storage.

BEDROOM 2: Approx. 18'6 x 11' A spacious double bedroom with a dormer bay window to the front of the property offering fine views over the countryside; a further velux roof window allows for more natural light into the room; ample space for bedroom furniture; CH Radiator.

FAMILY BATHROOM: Approx. 7'2 x 5'10. Comprising a three piece white bathroom suite; WC., wash-hand basin and bath with a shower unit and fitted shower screen over the bath; partial wall tiling to dado height level; tiled-effect flooring; CH Radiator; velux roof window allows for natural light and ventilation.

MASTER BEDROOM: Approx. 18'6 (at longest point) x 14'6 (at widest). A generously proportioned main bedroom, dual aspect with a front-facing dormer window and a rear velux roof window; ample space for bedroom furniture settings; walk-in wardrobe on the corner angle of the room; feature wall - panelled effect wallpaper wall behind the bed; CH Radiator; access into the En Suite.

EN SUITE SHOWER ROOM: Approx. 6' x 5'9. The En Suite has only just been completed and finished by the current owners and comprises of a two piece white bathroom suite, WC., and wash-hand basin both set within black finish vanity units; marble-effect wet wall panel finish; separate shower enclosure finished in a grey concrete tiled-effect wet wall panel finish in the shower area; rain head shower fitment which is fitted flush to the roof and in a matt black finish; further hand-held shower head, all in a matt black finish; recessed area with shelving (ideal for shampoo, etc) and lighting; black framed shower screen; modern wall mounted mirror with light; matt black CH towel rail; a velux roof window allows for ample natural light and ventilation.

GARDENS: The sweeping open plan front garden area is laid mostly to lawn, sweeping around the property, with established shrubs and heather plantings; paved pathway to the front door; there are two off-road car parking areas offering excellent options for car parking and one of which a tarmac driveway leads to the Detached Garage. Attractive timber fencing boundaries to both sides of the property, with external lighting, and making for a secure rear garden area, ideal for children and pets.

The enclosed rear garden is all beautifully laid out, with well tended lawn area and a large patio area with a further side area leading to the drive; covered Pergola/Pergoda seating area ideal for outside entertaining;

GARAGE: Detached Garage located to the left-hand side of the property, with power and light.







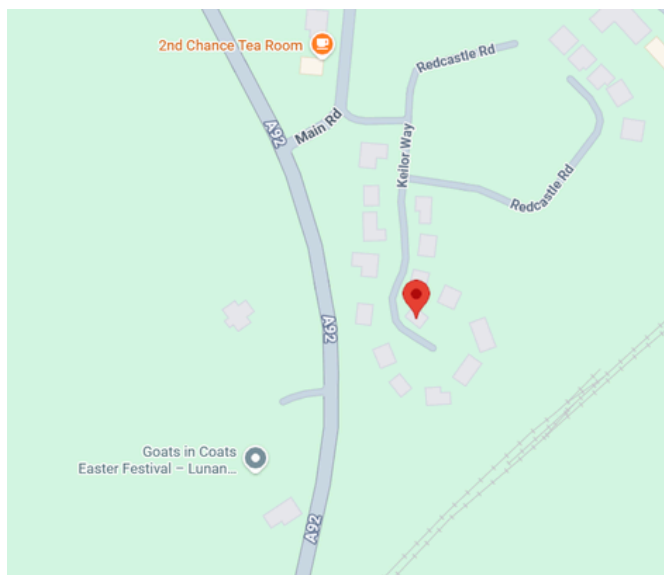


Property Professionals



TOTAL FLOOR AREA: 1721sq.ft. (159.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026



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

Connect with us



ARBROATH OFFICE: 78 HIGH STREET, DD11 1HL, DX530458, FAX: 01241 434100

CARNOUSTIE OFFICE: 31 HIGH STREET, DD7 6AG, FAX: 01241 859347

MONIFIETH OFFICE: UNIT 13, MONIFIETH SHOPPING CENTRE, 1 REFORM STREET, MONIFIETH, DD5 4BA