

# Connolly Yeoman

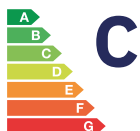


14 KEILOR WAY, INVERKEILOR  
BY ARBROATH DD11 5LA

SUPERIOR DETACHED VILLA



- Ideally located in a small cul-de-sac in the popular village of Inverkeilor, close to Lunan Bay
- An attractive Superior Detached Villa upgraded to an extremely high standard
- Oil Fired Central Heating System, modern new replacement Double Glazing
- Enclosed and well laid out mature gardens, large mono-block Driveway and integral double Garage



OFFERS OVER

**£480,000**

# Property Description

Connelly Yeoman Estate Agency are excited to present to the market this immaculate SUPERIOR DETACHED VILLA which is located in a small cul-de-sac in the Idyllic rural village of Inverkeilor, within easy reach of Arbroath town, and close to the stunning beach and seascape area of Lunan Bay. Inverkeilor village has a primary school, the 2nd Chance Tea Room/Bar and the renowned Gordon's fine dining restaurant. The lovely costal town of Arbroath is around 6 miles away and has a great selection of national supermarkets, local bespoke shops, Health and Sports centres. Secondary schooling together with the popular Dundee & Angus College Campus are also located within Arbroath. Further afield, the main A92 dual carriageway gives commuting access to both Aberdeen and Dundee cities.

This exceptionally well presented Villa offers spacious accommodation over two floors and has been thoughtfully upgraded and finished to an extremely high standard by the current owners, with hardwood internal doors and finishings, together with Oak and Karndean flooring. There are also the benefits of an Oil Fired Central Heating system and recently replaced modern anthracite grey Double Glazing. As you enter into the house there is a lovely welcoming Reception Hallway which has doors leading to the various rooms. From the Hallway there is access into a lovely vaulted room, currently being used as a playroom, and which has natural light flowing in from the various picture windows. The spacious Lounge has patio doors leading out into the beautiful garden and side windows give views over the garden. From the Lounge further double doors lead into a room currently being used as an office but could be easily adapted to suit the new owners' needs. The large, well equipped Dining Kitchen has a door which leads into the Utility room and a further door into the integral double Garage. A useful WC/Cloakroom completes the ground floor accommodation. The upper level boasts a gallery-style landing which offers super views over the countryside and overlooks the playroom. There are four Double Bedrooms, two with Ensuites and a large family bathroom completes this lovely family home. Externally, a fully enclosed rear garden offers countryside views and has an abundance of planting, together with a lovely Summer House with log burner set on a hearth, well tended lawned areas and a large driveway leading to the integral double garage. Early viewing of this super family home is highly recommended.

ACCOMMODATION COMPRISING:- ENTRANCE VESTIBULE & WC/CLOAKROOM, RECEPTION HALLWAY, DINING ROOM, LOUNGE, OFFICE, PLAYROOM, DINING KITCHEN, UTILITY ROOM; UPPER FLOOR: GALLERY LANDING, MASTER SUITE (DRESSING ROOM & EN SUITE SHOWER ROOM), BEDROOM 2 WITH EN SUITE, 2 FURTHER DOUBLE BEDROOMS, FAMILY BATHROOM. INTEGRAL DOUBLE GARAGE.

**VESTIBULE & WC/CLOAKROOM:** Approx. 4'6 x 10'1. A small Vestibule leads into this spacious room which has a WC and wash hand basin, finished off with tiled flooring and neutral decor.

**RECEPTION HALLWAY:** Approx. 10'4 x 17'5. This spacious and welcoming Hallway has oak flooring and stairs leading to a gallery-style landing. There are two large storage cupboards, one of which houses the electric meter.

**DINING ROOM:** Approx. 17' x 14'8. From the hallway into a large Dining room which has a window overlooking the front of the property and double doors leading into the Kitchen, and finished with Oak flooring.



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**LOUNGE:** Approx. 19'11 x 14'8. This well presented, bright and spacious room has two feature windows looking over the side garden, and a set of French doors leads into a room currently being used as an office, and a further set of patio doors leads out into the garden. Focal point fireplace with a cream coloured stone surround houses an open fire which has a black hearth and inlay with silver detail.

**OFFICE:** Approx. 12'1 x 10'4. From the Lounge this versatile room could be used a number of ways and has windows overlooking the front of the property. Completed with Oak flooring.

**PLAYROOM:** Approx. 11'9 x 11'8. Again, a versatile room with a lovely "Cathedral" or vaulted ceiling feature, with windows above and to the sides of the door leading out and providing a unique focal point. The upper landing gallery looks down into this room, giving a lovely bright and spacious feel to this room, finished with Oak flooring.

**DINING KITCHEN:** Approx. 15' x 14'. French doors from the Dining room and an additional door from the hallway lead into this modern and well equipped Kitchen which has ample cream coloured base and wall mounted units, a feature white Belfast sink and solid oak work surfaces with tiled brick effect splashbacks. Integrated appliances include dishwasher, larder fridge and larder freezer. There is also a large electric Rangemaster cooker with Hob and extractor hood above; built-in storage cupboard with shelving; feature Island with work surface and storage on one side and seating at the other; Karndean flooring in this room and a large window overlooks the spectacular rear garden.

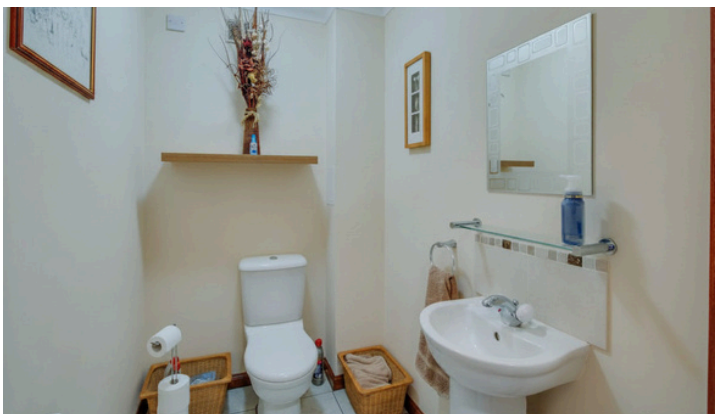
**UTILITY ROOM:** Approx. 19' x 5'4. From the Kitchen a door leads into the Utility room which has a good range of base and wall units in light Oak finish and a black coloured work surface with stainless steel sink and drainer; tiled flooring finish. A window overlooks the garden and an external door leads out to the rear garden. A further door leads into the integral Garage.

**UPPER HALLWAY:** This bright and airy U-shaped upper Hallway has a gallery space overlooking the playroom and gives access to all of the Bedrooms and family bathroom. A large walk-in airing cupboard has shelving and provides great storage space.

**MASTER SUITE:** Approx. 16'2 x 14'8. A generously proportioned Master Bedroom which has super large windows overlooking the rear garden; there are large built in triple wardrobes, one having mirrored doors, the others opaque glass and a dark wood finish.

**DRESSING ROOM:** Approx. 8'3 x 4'10. This dressing room an opaque window and further built-in wardrobes with mirror sliding doors.

**ENSUITE:** Approx. 10'2 x 8'2. This lovely spacious shower room has a two piece white suite set into a slate grey high gloss vanity units and there is a walk-in shower enclosure with wet wall panel finish. A recessed area has glass shelving for storage, and there is a chrome wall mounted towel rail; wall mounted cabinet and Karndean flooring finish; large opaque/frosted glass glazed window. Extractor fan.



**BEDROOM 2:** Approx. 13'7 x 12'7. Overlooking the front of the property, this good-size double Bedroom has a large walk-in wardrobe with hanging space. A door leads into the Ensuite shower room.

**ENSUITE:** Approx. 8'2 x 3'11. Comprising a two piece white suite and shower cubicle; partial wall tiling and wet wall panel finish to the walls; tiled flooring; large long opaque glazed window. Extractor fan.

**BEDROOM 3:** Approx. 14'7 x 10'5. A good size Bedroom with a large window overlooking the rear garden and out towards the open countryside.

**BEDROOM 4:** Approx. 15'7 x 12'9. The fourth Bedroom is a lovely spacious Bedroom, with a front-facing window and has built-in wardrobes; neutral decor.

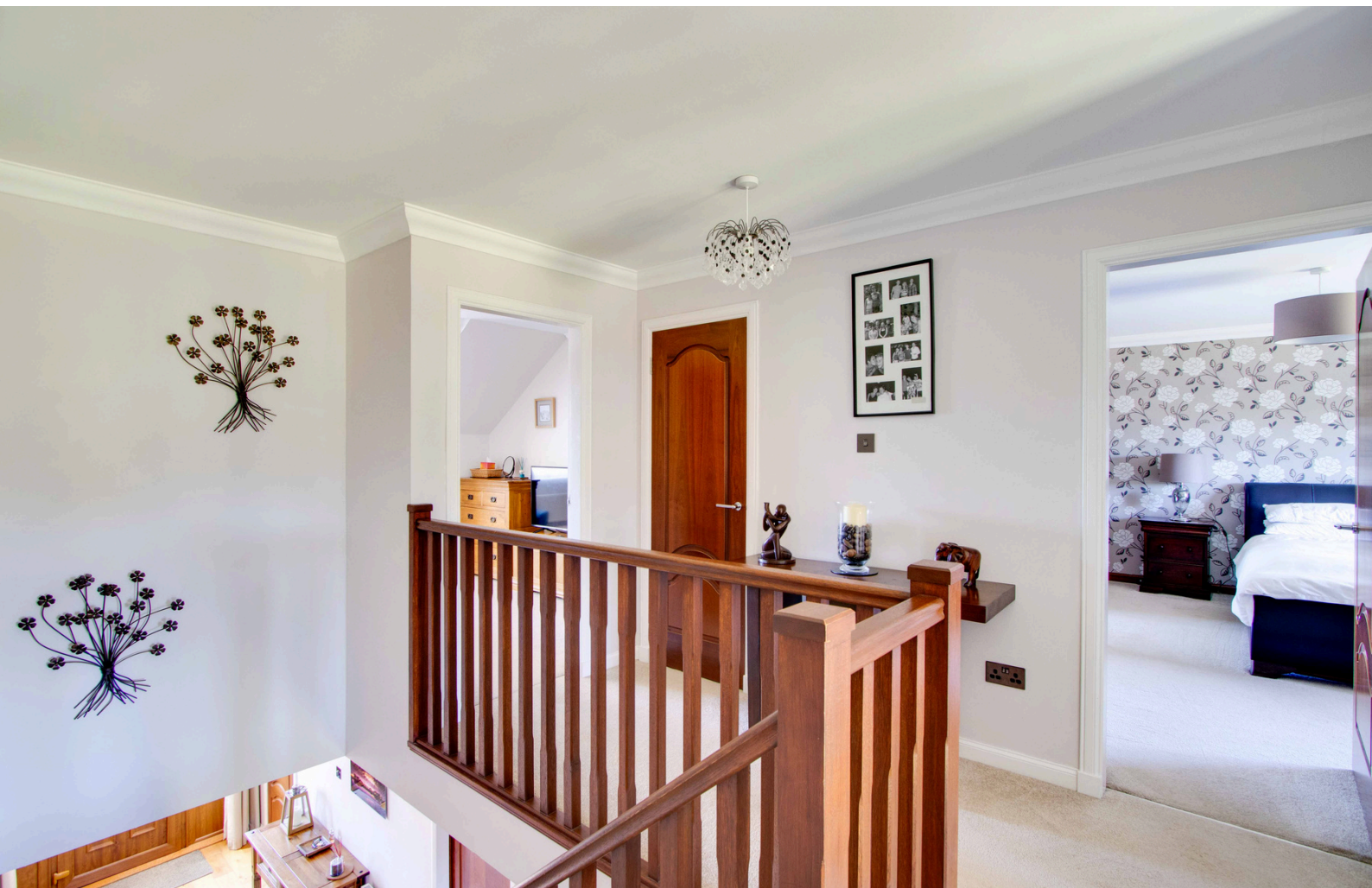
**FAMILY BATHROOM:** Approx. 10'8 x 5'9. Comprising a three piece suite with over the bath shower and a glass shower screen; fully tiled walls and tiled floor; chrome wall mounted towel rail; Extractor fan.

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**GARDENS/DRIVEWAY/GARAGE:** Sitting on approx. half an acre of garden, this property has enviable outdoor space. A mono-block area to the front of the house provides car parking space for several cars and leads to an integral double Garage. The front garden is laid to lawn and has a gate to either side of the property. The rear garden is fully enclosed, completely private and has a large Summer House (with power and light) and a wood burner sits on a hearth. A pathway leads through to the well tended lawned garden with borders that are well planted up and comprising mature trees, shrubs, and flower beds and various fruit trees. There is a further area with a large vegetable patch, Greenhouse and Shed both which are supplied with electricity and water. This garden has the added bonus of a ride-on lawnmower and this will be included in the sale.









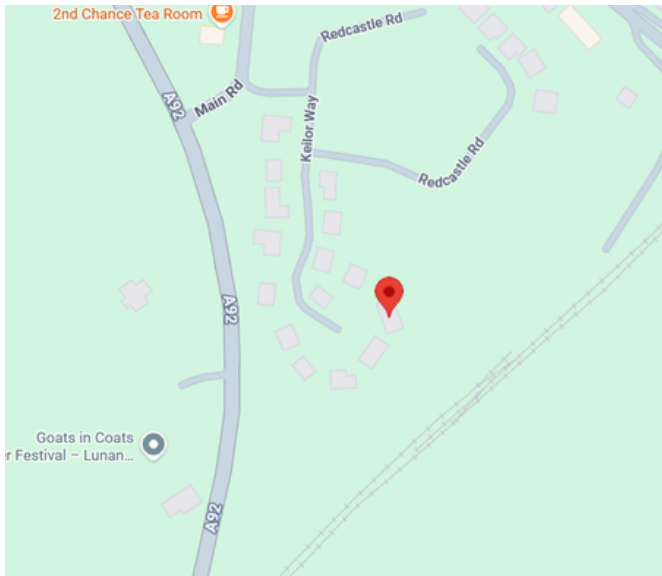
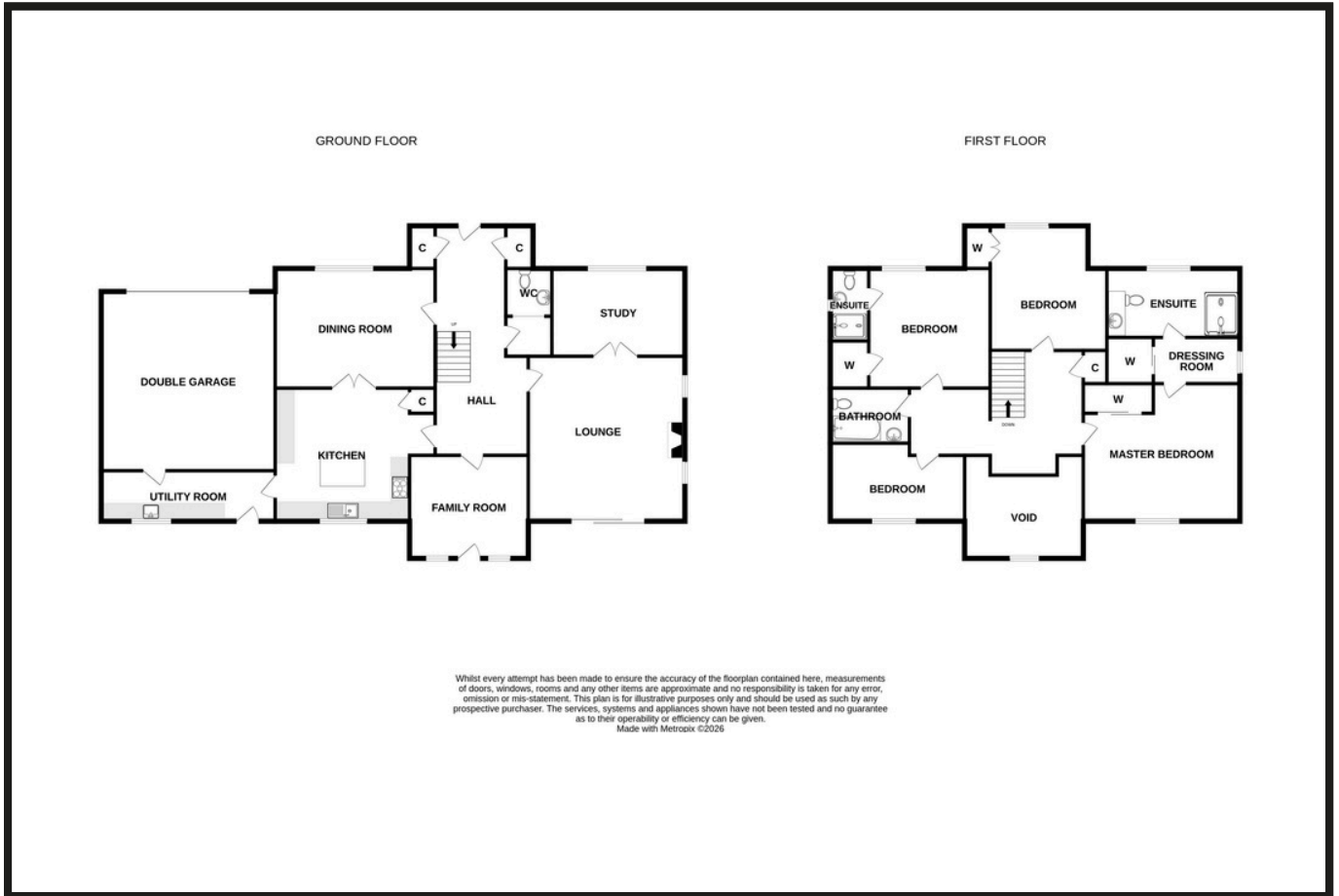








# Property Professionals



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