

Connelly Yeoman



2 ELMGROVE PARK, MONIKIE
BY BROUGHTY FERRY DD5 3QW

SUPERIOR DETACHED VILLA



- Set in a small, select residential location “tucked away” in the popular rural village of Monikie
 - Spacious and very versatile accommodation over two levels with open countryside views
 - Oil Fired Central Heating and Double Glazing, ample storage, large Games Room and Bar
 - Established garden grounds, large Driveway affords ample car parking, Large Garage
 - **New Home Report Valuation £420,000 - Roof coverings fully overhauled and replaced**



OFFERS OVER

£420,000

Property Description

BEDROOM 1: Approx. 16'6 x 9'9 with a front-facing window. Fitted Dressing table. CH Radiator.

BEDROOM 2: Approx. 12'6 x 10'3 with a rear-facing window. CH Radiator.

SHOWER ROOM: Approx. 7'3 x 6'. Comprising a coloured bathroom suite comprising a WC., bidet and wash-hand basin. Separate shower cubicle. Window with display sill (opening window for natural light and ventilation). Fitted wall mirrors. Wood lined ceiling with inset downlighters. CH Radiator.

LOUNGE/FAMILY ROOM: Approx. 20' x 13'6. A spacious Lounge or would make an ideal Family Room, with a feature Fyffe-stone fireplace incorporating an open coal fire. Marble hearth. Two recessed alcoves with mirror insets. CH Radiator. Wood lined ceiling. Sliding doors lead through into the Dining Kitchen.

DINING KITCHEN: Approx. 21' x 14'. This is a very spacious, well proportioned Dining Kitchen, with ample space for dining table and chairs. The kitchen area is fitted with a good range of base and wall mounted storage units, ample worktop surfaces with contrasting wall tiling, stainless steel sink and drainer. Integral Dishwasher and Fridge/Freezer. Space for Cooker. There is a large Island incorporating storage cupboards and drawers, with worktop surface. Built-in storage cupboard. Wood lined ceiling. Large window overlooking the rear garden and feature Patio doors lead out to a tiled patio area. A further double glazed external door leads out to the rear garden.

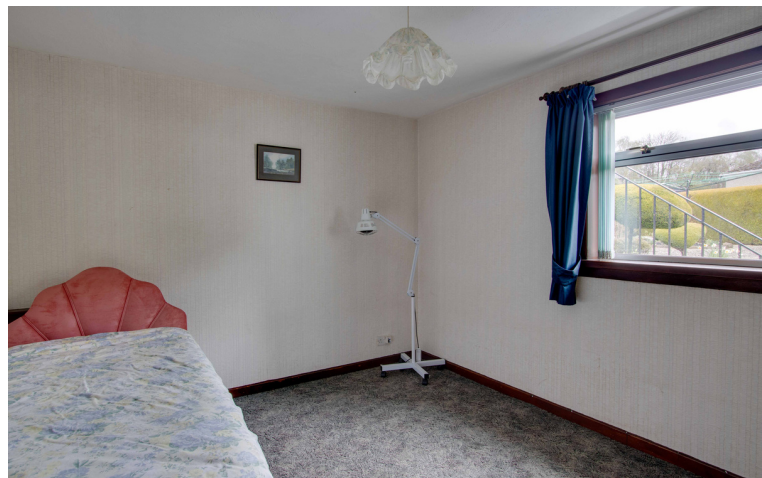
UPPER FLOOR: Staircase leading to the upper floor hallway with access to the main bathroom, bedrooms and upper floor Lounge. Access hatch into the loft area.

FAMILY BATHROOM: Approx. 10' x 6' Comprising a three piece suite, WC., wash-hand basin and a large bath with shower over the bath. Tiled floor. Wood lined ceiling. Built-in storage cupboard. Window allows for natural light and ventilation. CH Radiator.

BEDROOM 3:
Approx. 10'3 x 9' A lovely bright room, with wood lined walls and a built-in double wardrobe with pine wood sliding doors. Wood lined alcove area. CH Radiator.

BEDROOM 4: Approx. 10'6 x 10'4. This room is currently used as a home office/study but could be a fourth bedroom. Window overlooking the rear garden. Large storage cupboard. CH Radiator.

BEDROOM 5: Approx. 12'3 x 10' with a window overlooking the rear garden. Pine wood lined wall. CH Radiator.





MASTER BEDROOM: Approx. 20' x 15'9". A generously proportioned master bedroom, with a side-facing window and feature Patio doors leading out onto a spacious balcony offering extensive views out over the surround countryside. Built-in triple wardrobes with mirror-front doors. Built-in storage area. CH Radiator. Access into the En Suite.

EN SUITE BATHROOM & SHOWER: Approx. 11' x 7'9". A spacious bathroom comprising WC., vanity unit incorporating the wash-hand basin, bidet, bath and a separate shower cubicle with wet wall panel finish. Large display/vanity area. Ceiling downlighters. Two windows allow for natural light and ventilation. CH Radiator.

UPPER FLOOR LOUNGE with BALCONY: Approx. 25' x 18'6". Enter into the upper Lounge with a split pane glazed door into this very bright and spacious room, with a large window overlooking the front garden and feature Patio doors leading out onto the large balcony offering tremendous views out over the surrounding countryside. In the lounge there is a raised plinth with an Electric fire and attractive slate-effect canopy over. A decorative wrought iron spiral staircase leads to a lower floor, with Sitting Room, Games Room, Shower area and Toilet.

LOWER FLOOR SITTING ROOM & BAR: Approx. 19' x 19'. An attractive room, ideal as a sitting room, with a bar area to include a stainless steel sink unit, fridge and overhead glass holders. Tiled floor. Wood lined ceiling and walls to dado height. Fitted seating area. Patio doors lead out into the garden. Sliding door to Games Room.

GAMES ROOM: Approx. 30' x 15'6". This extremely spacious room once housed a swimming pool and Jacuzzi, and although it is now used as a games room, all the necessary pumps, drainage, heating, etc., are still in place should any prospective purchaser require, BUT NO WARRANTIES GIVEN THEREON. Another option for this room would be for conversion into a Granny or teenage flat/space (subject to the necessary Local Authority planning consents/permissions being obtained and the terms of which the sellers will not be held liable to obtain, etc.) A door leads off into the Shower area. There are Patio doors from this room out to a garden area.

SHOWER AREA & WC/TOILET: Approx. 10'9 x 6'6". Large, fully tiled shower area incorporating two shower units. Fitted wash-hand basin. Door into the WC
WC/TOILET: Approx. 6'6 x 3'9 with fully tiled walls.

OUTSIDE STORAGE AREA: Approx. 22' x 12'. Spacious storage/utility area with plumbing for automatic washing machine. Stainless steel sinktop and drainer. Built-in cupboards and fitted shelving. Open plan tp a further Store.

STORE: Approx. 18'9 x 13' offering additional storage, with power and light, sliding doors leading to the front driveway area.

BOILER HOUSE: Approx.9'6 x 6'6". Housing two separate oil CH boilers.

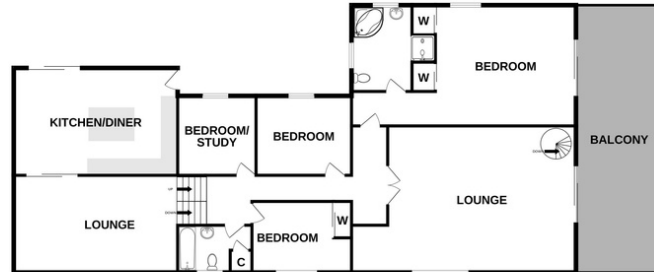
LARGE GARAGE: with power and light.





Property Professionals

1ST FLOOR



GROUND FLOOR



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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