

Connelly Yeoman

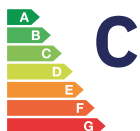


**38 MOONLIGHT GARDENS
ARBROATH DD11 5LE**

DETACHED VILLA



- Modern and spacious 4 Bedroom Detached Villa (two En Suite Bedrooms)
- Ideally located in a prime residential area of Arbroath close to amenities
- Gas Fired Central Heating, Double Glazing, neutral decor, modern fixtures and fittings
- Mono-block Driveway, Integral Garage, enclosed rear garden, Solar Roof Panels



OFFERS OVER

£275,000

Property Description

Connelly Yeoman Estate Agency are excited to present to the market this modern build **DETACHED VILLA** which is ideally located in the sought after residential estate of Monarch's Rise located on the eastern periphery of the town of Arbroath, within easy reach of central amenities and services including local shops together a whole host of national supermarkets, Sports Centre, and with local primary and secondary schooling close-by. The property offers well thought-out accommodation over two levels, has been well maintained and enjoys the benefits of Gas fired central heating and Double glazing. Internal decor is modern and fresh, together with quality fittings and fixtures. Externally, the property sits on a good sized garden plot, with an easily maintained front garden area, open plan, with a mono-block paved car parking area leading to the integral Garage. To the rear of the property there is a fully enclosed, easily maintained garden mostly laid to lawn with a paved Patio area for outside seating. Early viewing is recommended to appreciate this property which would make an ideal family home.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, LOUNGE, SPACIOUS DINING KITCHEN, UTILITY ROOM, WC/TOILET; INTEGRAL GARAGE

UPPER FLOOR:- MASTER BEDROOM WITH EN SUITE, BEDROOM 2 WITH EN SUITE, 2 FURTHER BEDROOMS, FAMILY BATHROOM.



Property Description

ENTRANCE HALLWAY: Main front entrance door into the Hallway, with fitted carpeting and the staircase leading up to the upper floor accommodation;

LOUNGE: Approx. 11'5 x 17'6. A bright and spacious Lounge, with a front-facing window; fresh neutral decor; a door to the back of the Lounge leads through into the Dining Kitchen space.

DINING KITCHEN: Approx. 19'1 x 11'4 (at widest point) A modern, well appointed fitted Kitchen, fitted with a range of base and wall mounted units, co-ordinated work surfaces and a composite sink with mixer tap fitment (pull out tap); kitchen island area with breakfasting space; ample space for dining table and chairs; built-in storage cupboard (deep under-stair storage cupboard housing the electrics and power for the solar panels) Built-in kitchen appliances include: integrated Fridge/Freezer; Dishwasher; 4 burner Induction Hob with extractor hood above; integrated Electric Oven and a Bosch Microwave. Ceiling downlights. Grey wood-effect flooring, continued through. Double Patio doors lead out into the back garden. Integral door from the kitchen leads through into the Garage. A further side door from the kitchen leads off into the Utility Room.

INTEGRAL GARAGE: with power and light; gas central heating boiler is located in this space; further space for other appliances, ie tumble dryer, freezer, etc.

UTILITY ROOM: Approx. 4'6 x 4'10. Fitted work surfaces and wall mounted shelving; plumbing and space for automatic washing machine/tumble dryer; door into the WC/Toilet.

WC/TOILET: Approx. 4'10 x 6'5. Comprising a two piece white bathroom suite; wall mounted storage cabinet; rear-facing opaque glazed window; ceiling downlights; grey wood-effect flooring continued through from the kitchen;

UPPER FLOOR: Top floor landing area with fitted carpeting; built-in cupboard housing the hot water tank, with fitted shelving for linen storage; ceiling hatch access into the loft space.

MASTER BEDROOM 1: Approx. 13'11 x 11'5. This is the main bedroom and which has a front-facing window, making for a lovely bright room, with fresh neutral decor and fitted carpeting; built-in double wardrobe with sliding mirror front doors; access into the En Suite Shower Room.

EN SUITE SHOWER ROOM: Approx. 4'9 x 7'5. Fitted with a two piece white bathroom suite, with the WC., and wash-hand basin set in a built-in vanity unit with storage cupboard below the wash-hand basin; walk-in shower enclosure housing a mains power shower; wall tiling to the shower enclosure; chrome heated towel rail; wall mounted mirror; ceiling downlights; tiled flooring.



BEDROOM 3: Approx. 12'10 x 7'7. A double size bedroom, with a rear-facing window; neutral decor and fitted carpeting; built-in double wardrobe with sliding mirror front doors.

FAMILY BATHROOM: Approx. 8'2 x 7'10. Fitted with a three piece white bathroom suite with the WC., and wash-hand basin set in a built-in vanity unit and full height storage units around; under-counter storage below the wash-hand basin; bath with mains power shower over the bath; wall tiling to the suite areas; chrome heated towel rail; wall mounted mirror; ceiling downlights; tiled-effect vinyl flooring, rear-facing opaque glazed window.

BEDROOM 4: Approx. 8'3 x 9'3. A single size bedroom, with a rear-facing window; neutral decor and fitted carpeting.

BEDROOM 2: Approx. 8'10 x 14'. A bright and spacious double bedroom with a front-facing window; neutral decor and fitted carpeting; built-in wardrobe with sliding mirror front doors; additional storage cupboard over the stairwell. Access into the En Suite Shower Room.

EN SUITE SHOWER ROOM: Approx. 5'1 x 6'1. Fitted two piece white bathroom suite with the wash-hand basin set within a vanity unit with storage below; tiled shower enclosure housing a mains power shower; tiled-effect flooring; ceiling downlights; south-facing opaque glazed window.

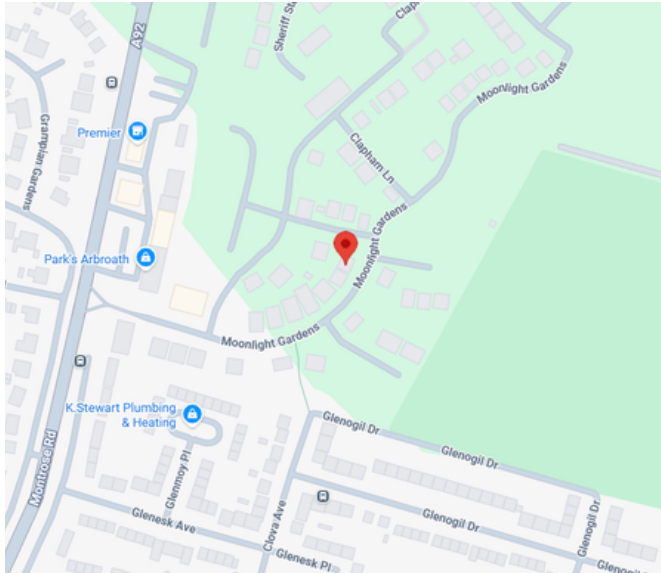
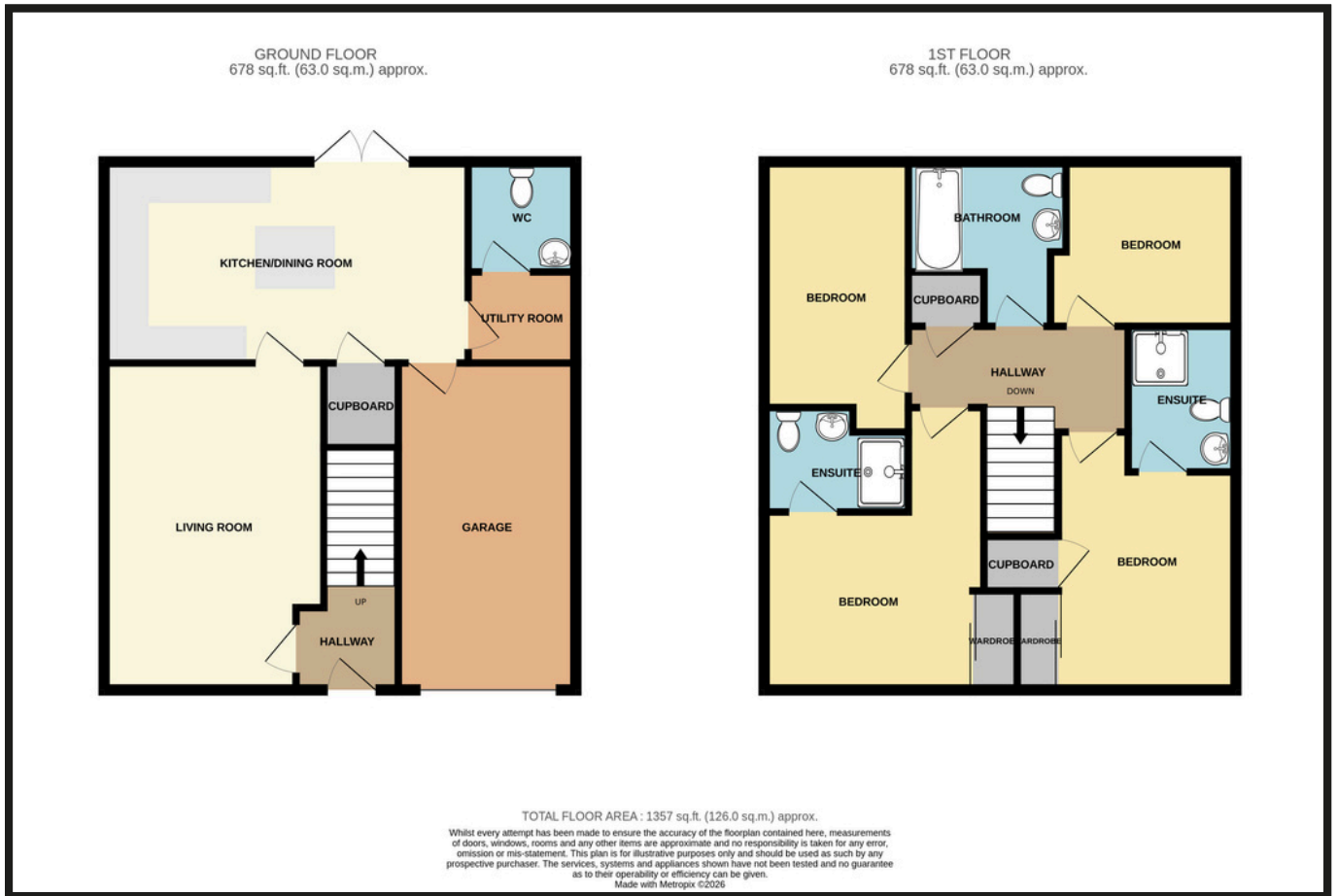
GARDENS: The property sits on a good size garden plot, with an open plan front lawn area and a mono-block drive-in for 2 cars and access to the integral Garage. The enclosed rear garden is mostly laid to lawn, with borders of mature shrubs and trees; all fence enclosed; paved patio area for outside seating. Wooden Shed with power and light. Greenhouse included in the sale. Side gate access to the front of the property.

GARAGE: with electric roller front door; power and light; integral door into the kitchen.

SOLAR ROOF PANELS: Located on the rear elevation.



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.

Connelly
Yeoman

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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