

Connelly Yeoman

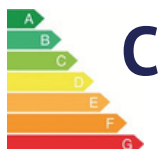


**6 ELM PARK
ARBROATH DD11 3DU**

DETACHED VILLA



- **Spacious and well presented Detached Villa**
- **Ideally located in a small select enclave of similar properties**
 - **Gas Fired Central Heating, Double Glazing, ample storage**
- **Driveway to the Double Garage, Established Gardens surrounding the property**



**OFFERS OVER
£310,000**

Property Description

This spacious and well presented DETACHED VILLA is ideally situated in a small select enclave of properties, located just off Cairnie Road, and close to local shops and various supermarkets, within easy reach of schools and the Dundee & Angus College campus is also within easy reach. There are numerous leisure opportunities in Arbroath including sports centres, playparks, the splendid marina and working harbour, Keptie pond and cliff top walks. The property offers spacious accommodation over two floor and benefits from gas central heating and double glazing. Externally, there are garden areas surrounding the property, with a driveway offering car parking and leading to the integral Double Garage. Early viewing is recommended.

ACCOMMODATION COMPRISING: ENTRANCE VESTIBULE, HALLWAY, WC/TOILET, LOUNGE, DINING ROOM or PLAYROOM, KITCHEN, UTILITY ROOM; GROUND FLOOR BEDROOM 5; UPPER FLOOR:- FAMILY BATHROOM, MASTER BEDROOM WITH EN SUITE BATHROOM, 3 FURTHER BEDROOMS. INTEGRAL GARAGE

ENTRANCE VESTIBULE: Enter into the property via the main front entrance door into the vestibule, which has a cloaks area, and a glass panel door with matching glass side panel leads into the Hallway.

HALLWAY: A welcoming hallway area, with the staircase leading to the upper floor; under-stair storage cupboard; CH Radiator. Access into the WC/Toilet.

WC/TOILET: Approx. 5'2 x 3'6. Wash-hand basin, WC., CH Radiator; wall mounted mirror; extractor fan.

LOUNGE: Approx. 13'6 x 19'. Glass panel door and matching glass side panel leads into the lounge, which is a spacious room, with a front-facing bay window; wood-effect laminate floor; focal point fireplace with a marble fire surround and hearth (gas connection point if required) CH Radiator. Open through into the Dining Room or playroom area.

DINING ROOM or PLAY ROOM: Approx. 11'3 x 10'5. An ideal area, ideal as a formal dining room with space for table and chairs, or as a family play room area; CH Radiator; feature Patio doors lead out into the garden; access through from the Dining Room into the Kitchen.

KITCHEN: Approx. 17'6 x 8'10. The kitchen is fitted with base and wall mounted storage units, work surfaces incorporating a stainless steel sink with mixer tap; Built-in Electric Oven and Grill; Ceramic Hob with stainless steel and glass extractor hood above; integrated Fridge and Dishwasher; space for a fridge/freezer; window overlooking the rear garden; CH Radiator. From the Kitchen access into the Utility.

UTILITY ROOM: Approx. 8'8 x 5'5. Base and wall mounted storage units, work surfaces incorporating a stainless steel sink with mixer tap; plumbing and space for an automatic washing machine; space for tumble dryer; CH Radiator; rear-facing window overlooking the garden; external access door out. A door from the utility leads into the integral Garage.

DOUBLE GARAGE: Approx. 18' x 19'8 with two up and over garage doors; power and light; work area to the rear; gas boiler housed in the garage; rear-facing window and side access door.



GROUND FLOOR BEDROOM 5: Approx. 9'9 x 12'4. A bright and spacious bedroom with a front-facing bay window; wood-effect laminate floor; CH Radiator.

UPPER FLOOR: Staircase to the upper floor landing area where there is a spacious hallway with access to the Family Bathroom and Bedrooms; built-in storage cupboard; CH Radiator; ceiling hatch access into the loft space.

FAMILY BATHROOM: Approx. 6'2 x 8'6. Fitted three piece white bathroom suite; WC., wash-hand basin and bath with an over the bath shower; wall tiling; heated towel rail; extractor fan; rear-facing velux roof window.

MASTER BEDROOM: Approx. 11' 6 x 12'6. A spacious master bedroom with a front-facing window; one wall is complete with fitted wardrobe unit with shelved and hanging spaces; CH Radiator. Access into the En Suite Bathroom.

EN SUITE BATHROOM: Approx. 5'5 x 13'3. Fitted with a three piece white bathroom suite with a corner bath and over the bath shower unit; WC., and a vanity unit incorporating the wash-hand basin; CH Radiator; side-facing window for natural light and ventilation.

BEDROOM 2: Approx. 13'8 x 9' with two rear-facing windows; built-in wardrobe fitment with shelving and hanging space with central drawer and shelved fitment; CH Radiator.

BEDROOM 3: Approx. 8' x 10' with a front-facing window; wardrobe with shelving and hanging space; CH Radiator.

BEDROOM 4: Approx. 8' x 10'8 with a front-facing window; CH Radiator.

GARDENS: The front garden has a stone-chipped driveway that leads to the Garage and offers parking for several cars. Established bushes and trees. A pathway leads to the side of the property.

The enclosed rear garden is spacious and laid out lawn area, bordered by established bushes, shrubs and trees. Enclosed stone-chipped area to the rear with a wooden Shed. Further wooden Shed to the side. Fixed cat aviary / run adjoining the house which will be left in situ.

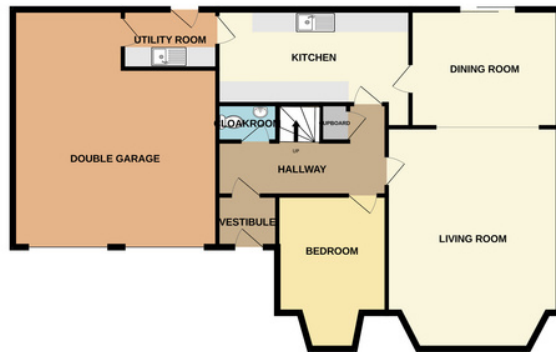
INTEGRAL DOUBLE GARAGE with power and light.





Property Professionals

GROUND FLOOR



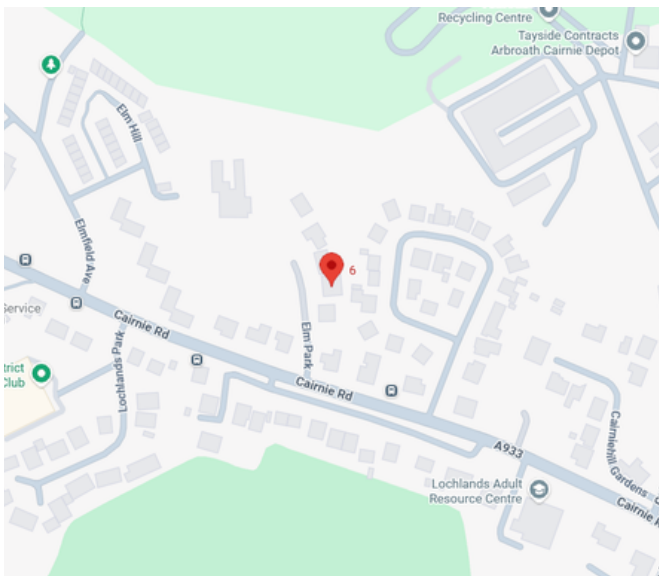
1ST FLOOR



TOTAL FLOOR AREA : 1507sq.ft. (140.0 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.

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**Connelly
Yeoman**

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