



EAST KIRKTON FARMHOUSE
MILLFIELD ROAD ARBROATH DD11 4RE

**DETACHED FORMER
FARMHOUSE**



- Attractive 3 Bedroom Detached former Farmhouse retains many character features
- Ideally located in the popular Kirkton area of Arbroath close to amenities and services
 - Gas Fired Central Heating, Partial single and secondary glazing
- Large driveway offering excellent off-road car parking, mature gardens, brick Outhouse
- **HOME REPORT VALUATION £235,000**



OFFERS OVER
£220,000

Property Description

This attractive DETACHED FORMER FARMHOUSE is ideally situated in a popular residential area of the town, located just off Millfield Road in the Kirkton area of town, within easy reach of central amenities and services, local shops, primary and secondary schools, and 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 levels and benefits from Gas fired central heating and a mixture of both single and secondary glazing. Many of the traditional farmhouse character features are retained including exposed stone walls and beamed ceilings. Externally, the property sits on an extensive country-style garden setting, with a large driveway offering excellent car parking. Adjoining the property is a rustic brick-built Outhouse. Early viewing is recommended.

ACCOMMODATION COMPRISING: ENTRANCE UTILITY ROOM, DINING KITCHEN, OPEN PLAN DINING & STUDY AREA; SHOWER ROOM; SITTING ROOM, LOUNGE; UPPER FLOOR:- BEDROOM 1 with EN SUITE SHOWER ROOM, 2 FURTHER BEDROOMS. BRICK-BUILT OUTHOUSE

ENTRANCE UTILITY ROOM: Approx. 8' x 10'9. Entry into the side door of the property into the spacious Utility room, with ample space for white goods (NB the appliances in situ can be available if required). There is a front-facing window. From the Utility there is access into the Dining Kitchen.

DINING KITCHEN: Approx. 14'9 x 14'10. A well proportioned Dining Kitchen, with two side-facing windows and a feature stone wall with a fireplace incorporating a wood burning stove; feature wood panelled walls to dado height and feature beamed ceiling. The kitchen area has fitted base and wall mounted units, work surfaces and stainless steel sink with mixer tap. Built-in Double Electric Oven and Electric Hob with extractor hood above. CH Radiator.

From the Kitchen leads through into an open plan Dining area.

OPEN PLAN DINING & STUDY AREA: Approx. 20'7 x 15'6. A spacious open plan area with two front-facing windows, with space for dining table and chairs with front-facing window; feature beamed ceilings flow throughout and feature stone wall; CH Radiator; open to another area presently used as a study area, with a CH Radiator; built-in storage cupboard housing the electric meter; a front door leads out into the garden. Off this room there is access into a downstairs Shower Room and a Sitting Room; and the staircase leading to the upper floor.

SHOWER ROOM: Approx. 10'3 x 8'3. Comprising WC., wash-hand basin and a glass shower cubicle with the shower area finished in modern wet wall panels; feature stone shelved area; extractor fan; CH Radiator.

SITTING ROOM: Approx. 13'8 x 15'6. Another well proportioned room, with a front-facing window overlooking the garden; fitted wall lights; CH Radiator; an archway through leads down stone steps down into the Lounge.



LOUNGE: Approx. 20'4 x 12'10. A spacious room, with a rear-facing window; fitted wall lights; feature stone wall and a stone hearth incorporating an Electric Fire; two CH Radiators; Patio doors lead out to the front garden.

UPPER FLOOR: Staircase to the upper floor, with a rear-facing window on the staircase; Upper Hallway area with access to the Bedrooms.

BEDROOM 1: Approx. 15' x 16' Spacious double bedroom with both front and rear-facing windows offering fine views; fitted wall lights, CH Radiator. Access into the En Suite Shower Room

EN SUITE SHOWER ROOM: Approx. 10' x 4'. Comprising a coloured WC., and wash-hand basin; separate shower cubicle.

BEDROOM 2: Approx. 11'3 x 16' Another good size bedroom with a front-facing window; large bedroom/wardrobe fitment included in the sale; CH Radiator.

BEDROOM 3: Approx. 8' x 11'4. Smaller single bedroom with a front-facing window; built-in cupboard housing the gas central heating boiler.

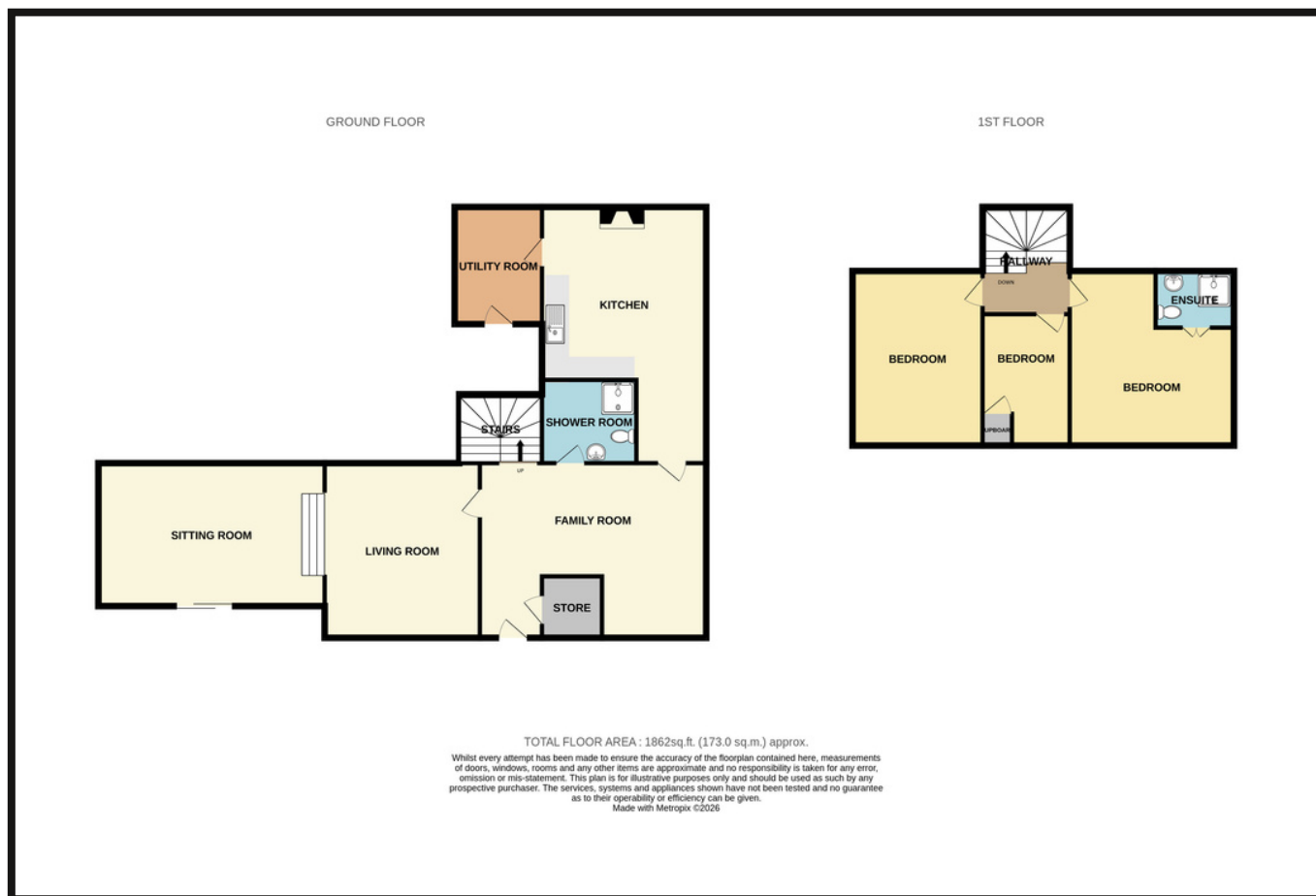
GARDENS: The property sits within a large, mature garden site, surrounded with mature trees, shrubs and rose bushes; there is a large driveway leading into the property providing ample car parking for several cars. Drying area to the side. Paved patio to the front. Outside water tap. Greenhouse included in the sale.

BRICK BUILT OUTHOUSE: Approx. 16' x 12'1. A lovely rustic stone-built Outhouse adjoining the side of the house; work bench.

NB the property has a range of single and secondary glazed windows. Gas fired central heating.



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.

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