

Connelly Yeoman

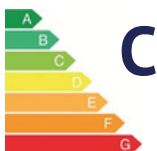


**45 HOSPITALFIELD GARDENS,
ARBROATH, DD11 2LW**

**SUPERIOR DETACHED
VILLA**



- Ideally located in a sought after residential area
- Flexible and spacious accommodation
- Converted garage
- Gas Fired Central Heating, Double Glazing
- Well established and beautifully maintained rear garden



OFFERS OVER
£240,000

Property Description

This executive four-bedroom DETACHED VILLA offers generous and flexible accommodation over two levels. Comprising of four bedrooms together with excellent additional living space, the property is ideally suited to modern family life and offers considerable versatility for those looking for space to work from home, accommodate guests or simply enjoy a little more room. The accommodation has been enhanced by the addition of a conservatory, creating a lovely space which can be enjoyed throughout the year and provides a pleasant connection with the garden. The former garage has also been thoughtfully converted to provide a further useful room, adding valuable flexibility to the accommodation and providing potential for a home office, family room, hobby room or additional bedroom, subject to the buyer's requirements. To the rear, the property enjoys a beautifully maintained mature garden. It is fully fence enclosed, creating a good degree of privacy and making it particularly suitable for relaxing or entertaining outdoors. Established planting and the mature setting give the garden a peaceful and secluded feel, providing an attractive extension to the living accommodation during the warmer months. The property is situated within a popular residential area of Arbroath and is well placed for a wide range of local amenities. Shops, supermarkets and everyday facilities are all readily accessible, while the town centre provides a further excellent range of shopping, cafés, restaurants and services. There are also schools and local recreational facilities within easy reach, making the location particularly convenient for families. With its generous and flexible accommodation, attractive mature garden and convenient location, 45 Hospitalfield Gardens is a property that merits closer inspection. An early viewing is therefore highly recommended to fully appreciate all that this spacious family home has to offer.

ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, WC, LOUNGE, KITCHEN, UTILITY ROOM, GARAGE CONVERSION, MASTER BEDROOM ENSUITE, FAMILY BATHROOM, BEDROOM 2, BEDROOM 3, BEDROOM 4,

HALLWAY: Entering the property via a double glazed door into a welcoming hallway.

WC: Approx. 5'11 x 3'. With contemporary grey wood effect flooring, wash hand basin with vanity below, WC and a window providing natural ventilation and light.

LOUNGE: Approx. 23'7 x 12'5. A large window overlooking the front garden which allows light to flood in. An open fireplace provides a focal point within the room. There is a large understairs cupboard ideal for the storage of household items and an area at one end which would be ideal for a dining table and chairs.

CONSERVATORY: Approx. 10'4 x 8'2. A charming addition to the home with a fixed roof which has been fully insulated. Double doors lead out into the garden.

KITCHEN: Approx. 10'4 x 9'6. Fitted with a range of base and wall units with a grey wood grain effect worksurface incorporating grey sink with drainer and a glass splashback. Integrated appliances include a gas hob with double oven below, microwave and a contemporary extractor above. There is a feature shelving area for display purposes and a window overlooking the rear garden.

UTILITY ROOM: Fantastic additional area fitted with a range of base units which match the kitchen. Door leading to the rear garden.

CONVERTED GARAGE: Approx. 18'4 x 9'4. A flexible space which is currently being used as a dining room and has windows overlooking the front of the property.

UPPER FLOOR LANDING: A large hatch provides access to a floored loft space which has light.

FAMILY BATHROOM: Approx. 8'11 x 6'8. With a pea shaped bath which has a shower over and a curved glass screen. The bathroom is partially tiled and has tiling to the floor. A window provides natural ventilation and light and has a feature oak display shelf.



MASTER BEDROOM: Approx. 16'3 x 9'8. Beautifully decorated with modern wood panelling and built in triple wardrobes one of which has a full length mirror.

ENSUITE SHOWER ROOM: Approx. 6'8 x 5'5. Comprising of a two piece white suite and a shower enclosure housing a mains power shower. There is a chrome wall mounted towel rail and grey wood effect flooring.

BEDROOM 2: Approx. 10'4 (at the widest) x 9'. Overlooking the front garden, with tasteful decor and ample space for furnishings.

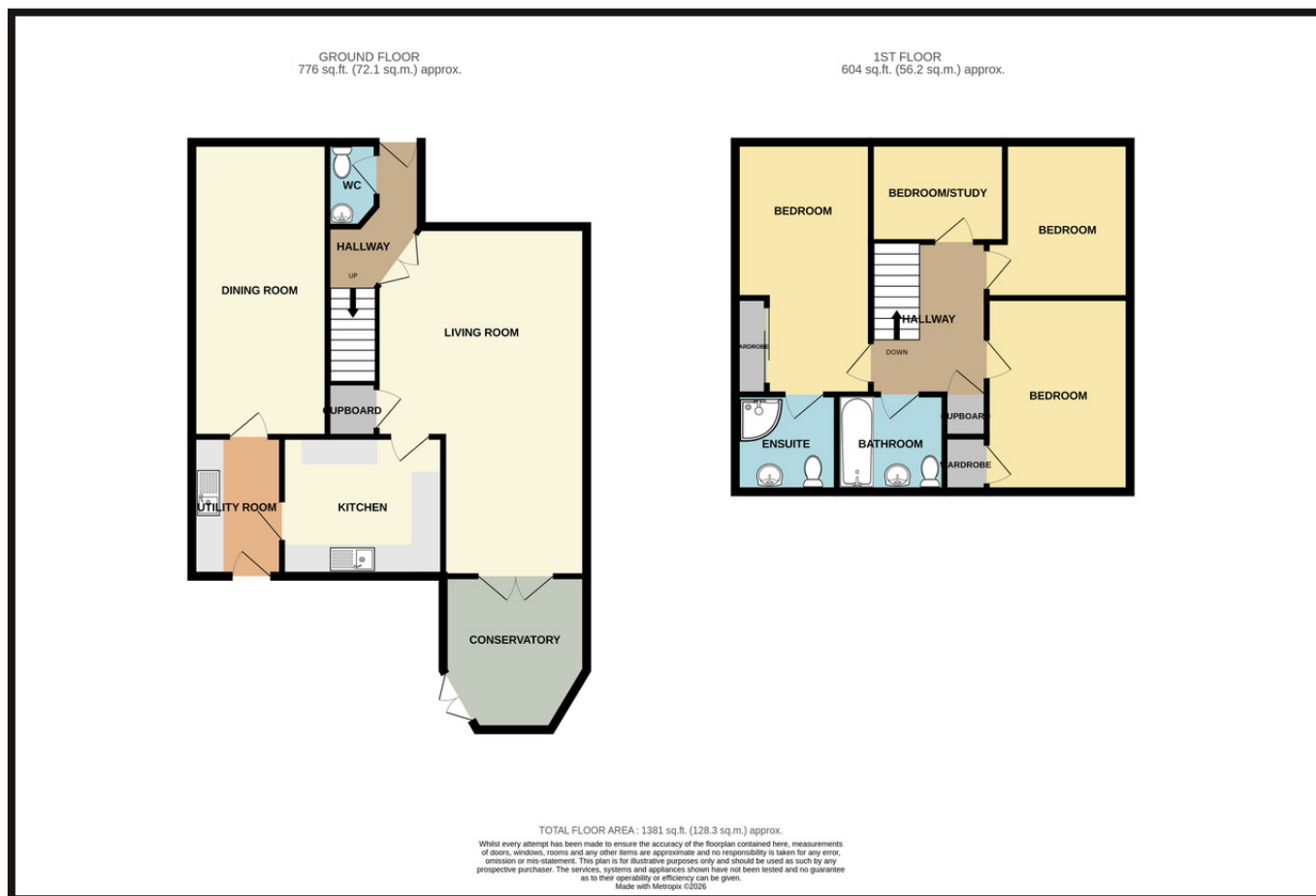
BEDROOM 3: Approx. 12'10 x 9'7. A generously proportioned double bedroom with built in cupboards and overlooking the rear garden.

BEDROOM 4: Approx. 9'1 x 6'10. Currently being utilized as a home office, there is a large window overlooking the front of the property and triple built in wardrobes which can remain as part of the sale.

GARDENS & GARAGE: To the front there is a mono-blocked driveway with parking for a couple of cars. The garden has been well maintained and is mostly laid to lawn with borders of mature shrubs and bushes. The rear garden is fully fence enclosed and secure, with mature planting including fruit trees. There is a lawned area, coloured chip stones and a secluded seating area. At the back of the garden is a large shed and summerhouse. A pathway to the side leads down to a bin storage area and a second narrow shed ideal for storing garden equipment and bikes.



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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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