

# Connelly Yeoman



11 THORNTON GARDENS, ARBROATH, DD11 3DX

SUPERIOR DETACHED VILLA



- Located in a highly sought after residential area of the town close to amenities
  - Modern, spacious and versatile accommodation over two levels
  - Oil fired central heating and Double glazing, modern fittings and finishings
  - Easily maintained garden areas, large driveway leading to a detached garage
  - HOME REPORT VALUE £300,000



5 3 2



OFFERS OVER

£269,000

# Property Description

Connelly Yeoman are delighted to bring to the market this very attractive and well presented SUPERIOR DETACHED VILLA which is located in the highly sought after residential estate of Thornton Gardens, located just off Cairnie Road, with excellent access to a wide variety of amenities and services, including local shops, supermarkets, both primary and secondary schools are closeby, within easy walking distance of Arbroath Railway station, and with good commuting trunk roads to both Dundee, Forfar and Aberdeen.

The property is presented in excellent order throughout, with the benefits of Oil fired central heating and Double glazing. Internal decor is in modern neutral tones complimented by natural wood effect flooring and finishes. The property offers versatile and adaptable accommodation over two levels. Of particular note, there is a lovely Family/Sitting Room leading through into the bright and spacious Conservatory, a modern and well appointed Kitchen with dining area and useful rear porch. Also on the ground floor, is a large Master Bedroom (or another main Lounge if required) and a recently upgraded Bathroom. On the upper floor there are 4 further Bedrooms, one of which boasts a lovely Dressing Room, and another Shower Room completes the picture.

Outside, the property sits on a good sized, mature garden plot, all neatly laid out with lawn areas, lock-block courtyard and a large driveway offers ample off-street car parking and leads to the detached Garage.

Early viewing of this attractive property is highly recommended and viewers will not be disappointed.

## ACCOMMODATION:-

**Entrance Porch, Vestibule & Reception Hallway, Family/Sitting Room, Conservatory, Dining Room with archway through to the Kitchen, Rear Porch, ground floor Bedroom, Bathroom; Upper Floor:- Shower Room, 4 further Bedrooms, Dressing Room.**

## ENTRANCE PORCH, VESTIBULE & RECEPTION HALLWAY:

Approx. 5'4 x 9'. Enter through Double glazed front door with glazed panels into the vestibule with inner glazed door and side panel leading through into the Reception Hallway. A welcoming Hallway with wooden staircase leading to the upper floor accommodation. Large, understair storage cupboard. Cupboard housing the electric meter and fuse box. Ornate glazed side-facing window. Feature wood effect flooring. CH radiator.



# Property Description

## **FAMILY/SITTING ROOM:**

Approx. 9'2 x 15'3. A spacious room with front-facing window, ample space for furnishings, wood effect flooring is continued from the hallway into this room. CH radiator. Feature Double glazed doors lead through into the Conservatory.

## **CONSERVATORY:**

Approx. 14'6 x 18'3. A very attractive addition to the property, located on the side elevation, with windows all around and double opening patio doors to the front garden and a further set of doors leads out to the rear courtyard garden area. A skylight roof window allows ample natural light into this room, with additional inset ceiling spotlights. Three CH radiators. Fitted window blinds. Wood effect flooring.

## **DINING ROOM:**

Approx. 14'5 x 9'3. Enter through glazed 15 pane panelled door into the dining room, with ample space for table and chairs, and with a rear-facing window. Built-in storage cupboards, tiled effect floor, CH radiator. Access into the Rear Porch and archway through into the Kitchen.

## **KITCHEN:**

Approx. 9'2 x 12'5. The kitchen is fitted with a good range of modern base and wall mounted units with coordinating worktop surfaces incorporating a stainless steel sink with a mixer tap. Stainless steel double Electric Oven, induction Hob with glass and stainless steel extractor hood above. Coloured splashback. Integrated Fridge and Freezer. Floor level LED lighting and under-unit lighting. Plumbing and space for an automatic washing machine and space for a Dishwasher. Parador ceiling with inset spotlights. Rear-facing window looking into the garden.

## **REAR PORCH:**

Approx. 6'9 x 4'5. This room overlooks the rear garden and with an access door out into the garden. Tiled floor.

## **MASTER BEDROOM:**

Approx. 16'2 x 11'7. A spacious room is presently utilised as a ground floor bedroom but could be used as a main Lounge, with window overlooking the front garden, ample space for bedroom furnishings, wood effect flooring, two CH radiators.

## **BATHROOM:**

Approx. 6'9 x 8'8. Recently upgraded and comprising a vanity unit incorporating the wash-hand basin basin and at the WC area, bath with over the bath shower (hand held and deluge attachments). The bathroom is finished with modern wet wall panels, parador ceiling and inset spotlights. A modern CH radiator. Bathroom fittings. Large linen cupboard.



### UPPER HALLWAY

Attractive wooden staircase leading to the upper floor.

### SHOWER ROOM:

Approx. 6'10 x 10'5. Vanity unit incorporating the wash-hand basin and WC, large mirror above. Large shower cubicle housing an Electric shower. Modern wet wall finish and modern tiling. Parador ceiling with spotlights. CH radiator. Large shelved storage cupboard. Rear-facing window.

### BEDROOM 2:

Approx. 8' x 15'10. A spacious room with front-facing window, large wardrobe fitment with shelved and hanging space, mirror fronted doors and wooden doors. Laminate wood flooring. CH radiator.

### BEDROOM 3:

Approx. 12' x 8'9. Another double bedroom with front-facing window, built-in shelved and hanging space wardrobe, laminate flooring and a CH radiator.

### BEDROOM 4:

Approx. 8'6 x 16'3. Good sized bedroom with front-facing window, walk-in shelved and hanging space wardrobe, laminate flooring and a CH radiator.

### BEDROOM 5:

Approx. 11'5 x 7'2. Good sized bedroom with rear-facing window, access into the Dressing Room. CH radiator.

### DRESSING ROOM:

Approx. 6'5 x 7'3. Ample space for storage with a dressing area, rear-facing window and an access hatch leading into the loft space.

**OUTSIDE:** The property sits within mature garden grounds, all neatly laid out in lawn areas, bordered by established shrubs and hedging. Large driveway offers ample off-street car parking and leads to the detached Garage. The secluded rear garden is neatly laid out and enjoys a sunny aspect, seating area. Side area of garden laid out in lock-block paving.

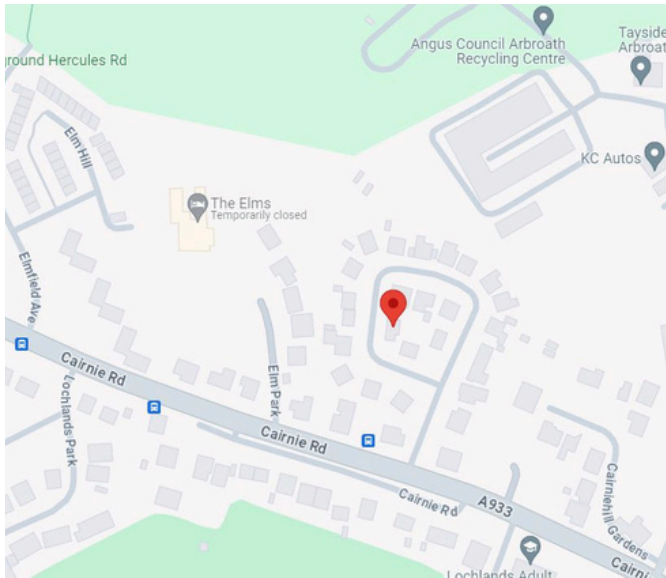
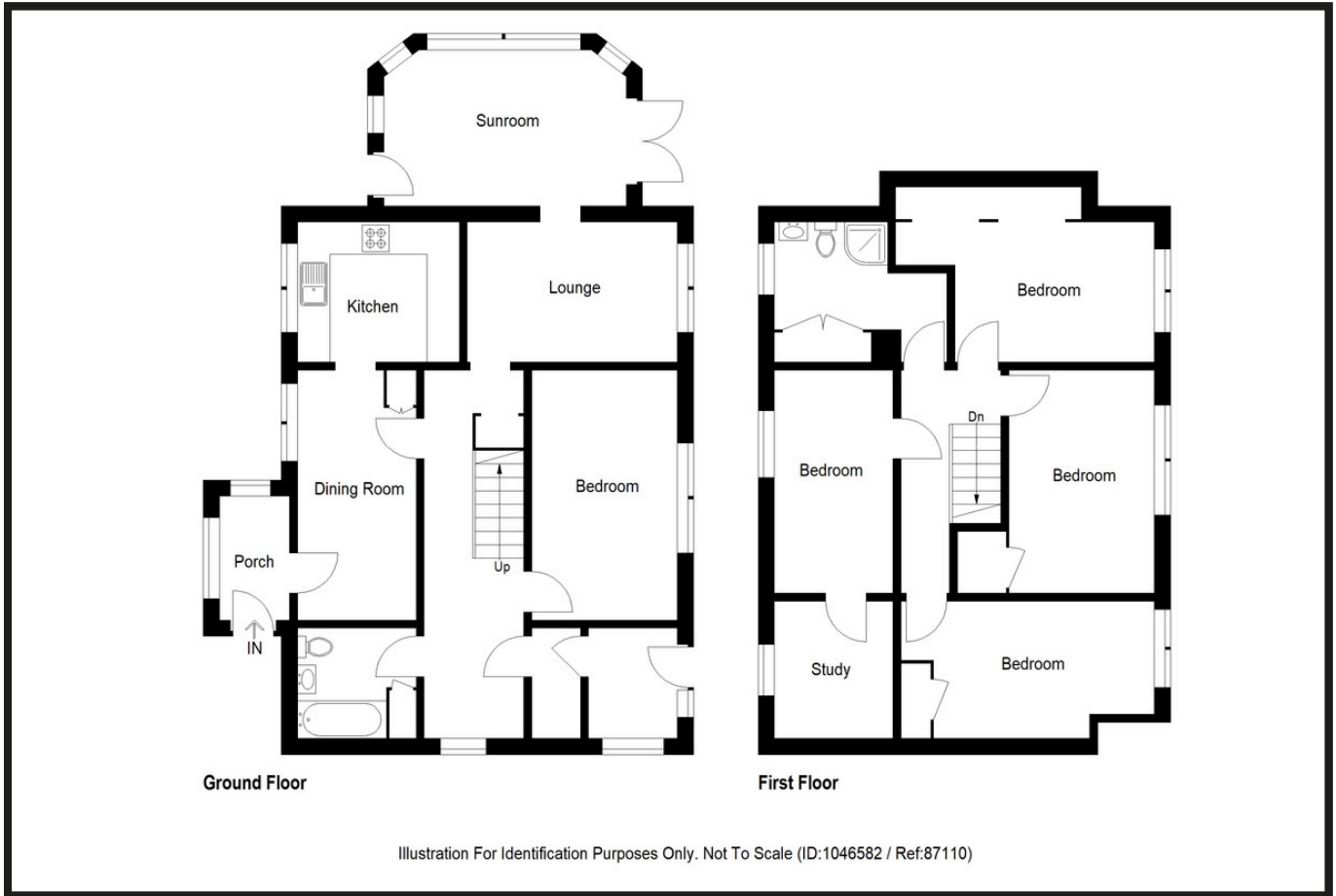
### GARAGE:

With power and light.





# 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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