

# Connelly Yeoman



**42 EARL MATTHEW AVENUE,  
ARBROATH, DD11 5JU**

**DETACHED VILLA**



- Spacious and well presented Detached Villa set on a large corner garden plot
- Ideally located within the modern housing development of Monarch's Rise
  - Gas Fired Central Heating and Double Glazing, ample storage
- Mono-block off-street car parking, generous enclosed corner garden



OFFERS OVER  
**£245,000**

# Property Description

This modern and well presented DETACHED VILLA forms part of the prestigious, modern housing development known as Monarch's Rise located on the eastern periphery of the town, yet within easy reach of most central amenities, local shopping, supermarkets and close to both primary and secondary schools. The property is located on a spacious corner garden plot and offers bright, well proportioned rooms over two levels and has the advantage of gas fired central heating and double glazing. On entering the property into the welcoming Hallway, there is a Cloakroom/WC, a bright and spacious Lounge and access into the well appointed Dining Kitchen which has feature patio doors leading out into the sunny garden, and a Utility Room. On the upper floor, there is a generously proportioned Master Bedroom with En Suite Shower Room, 2 further spacious Bedrooms, a large storage cupboard, and a well appointed Family Bathroom. Externally, there are enclosed garden grounds, with the front garden neatly laid out in lawn with established shrubs. There is a mono-block driveway to the rear of the property, providing ample off-street car parking and with access into a fully enclosed large side garden, again all neatly laid out. There is a secluded sunny patio entertainment area and a large wooden shed, with power and light, with double opening doors, an outside water tap and well maintained timber fence boundaries. Overall, this property would suit a variety of buyers and early viewing is highly recommended for the discerning purchaser.

## ACCOMMODATION:

Entrance Hallway, WC/Toilet, Lounge, Dining Kitchen with Patio Doors, Utility Room: Upper Floor:- Master Bedroom with En Suite Shower Room, 2 further Bedrooms and Family Bathroom.

## HALLWAY:

Approx. 7'7 x 5'7. Enter through front entrance door into the spacious Hallway, with a CH Radiator and a staircase leading to the upper floor. Access into the downstairs WC/Toilet. Access into the Lounge.

## WC:

Approx. 3'9 x 5'8. Vanity unit incorporating the wash-hand basin. WC., Xpelair extractor fan. Inset ceiling spotlights. CH Radiator.

## LOUNGE:

Approx. 10'8 x 17'7. A bright and spacious Lounge, with both front and side-facing windows affording views towards the countryside and local park. CH Radiator.

## DINING KITCHEN:

Approx. 9'9 x 18'. Spacious Kitchen with ample space for dining table and chairs. The kitchen area is fitted with a good range of modern base and wall mounted units, worktop surfaces incorporating a stainless steel sink and mixer tap. Stainless steel Electric Oven, Combi Microwave Oven, Gas Hob with a stainless steel splashback and extractor hood above. Integrated Dishwasher and Fridge/Freezer. Inset ceiling spotlights. Tiled floor continued through into the Utility Room. Rear-facing window overlooking the garden. The dining area has feature Patio doors that lead out in to the rear garden. Front-facing window. Cupboard housing the Gas central heating boiler.

## UTILITY ROOM:

Approx. 7'6 x 7'. Plumbing and space for an automatic washing machine, and space for a tumble dryer. Wall units. Cupboard housing the electric fuse box and meter, provides ample storage. External door leading out to the garden.



**UPPER HALLWAY:**

Staircase leading to the upper floor landing. On the landing area there is a rear-facing window which offers fine open views towards the town towards the sea beyond. There are two built-in storage cupboards, one an airing cupboard housing the hot water tank with shelving above, and the second is a large shelved storage cupboard. Access into the loft space.

**MASTER BEDROOM:**

Approx. 10'9 x 15'4. A spacious main Bedroom which benefits from both side and front-facing windows. There are two double shelved and hanging wardrobes with sliding mirror fronted doors. CH Radiator. Access into the En Suite Shower Room.

**EN SUITE SHOWER ROOM:**

Approx. 7'3 x 5'. Comprising a vanity unit incorporating the wash-hand basin and WC, with large mirror above. A large shower cubicle with a power shower. The walls are finished in modern tiling. Heated towel rail. Inset ceiling spotlights. Xpelair extractor fan.

**BEDROOM 2:**

Approx. 10'4 x 9'8. Another spacious double bedroom, with both side and front-facing windows. Built-in shelved and hanging double wardrobe with sliding mirror fronted doors. CH Radiator.

**BEDROOM 3:**

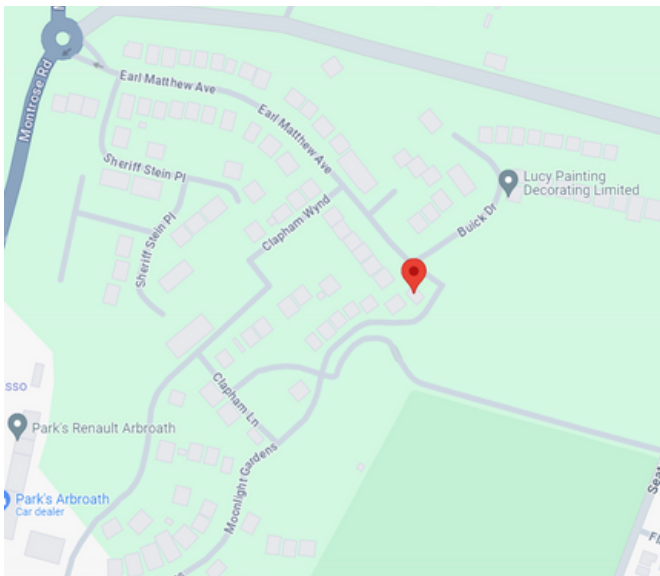
Approx. 10'3 x 7'5. Double bedroom with side-facing window. CH Radiator.

**FAMILY BATHROOM:**

Approx. 7'2 x 5'9. Comprising a vanity unit incorporating the wash-hand basin and WC. Bath with an over the bath shower. Modern wall tiling finish. Bathroom fittings. CH Radiator. Inset spotlights. Xpelair extractor fan. Front-facing opaque window.



# 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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