

Connelly Yeoman



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

SUPERIOR DETACHED VILLA



Key Features

- Modern and stylish former Showhouse presented in immaculate order
- A unique opportunity to purchase this 'turn-key' home with all furnishing included as seen
 - Gas Fired Central Heating, Double Glazing & Security Alarm System
- Established, well stocked Gardens, mono-block driveway and Double Garage



OFFERS OVER

£310,000

Property Description

This is a highly distinctive and much admired, spacious and exceptionally well appointed SUPERIOR DETACHED VILLA which is set in a highly sought after residential location forms part of the prestigious housing development known as Monarch's Rise. This delightful home is 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. This particular property was the former Showhome, and offers a "turn key" opportunity with all contents included in the sale. This economical family home is over two levels and benefits from Gas fired central heating, Double glazing and also has a security alarm system.

Externally, there are enclosed garden grounds, with the front garden neatly laid out in lawn with established shrubs. There is a mono-block driveway, providing ample off-street car parking for two cars and leading to the Double Garage. A side path leads to a sunny enclosed rear garden which is neatly laid out with a patio area, lawn and established mature shrubs.

ACCOMMODATION: RECEPTION HALLWAY, WC/CLOAKROOM, LOUNGE, LARGE DINING KITCHEN/FAMILY ROOM WITH PATIO DOORS, UTILITY CUPBOARD: UPPER FLOOR:- MASTER BEDROOM WITH DRESSING ROOM AND EN SUITE SHOWER, BEDROOM 2 WITH EN SUITE SHOWER ROOM, 2 FURTHER BEDROOMS, FAMILY BATHROOM.

RECEPTION HALLWAY:

Enter through a substantial front entrance door into the welcoming Hallway, with a beautiful wooden balustrade staircase leading to the upper floor accommodation. Built-in under-stair storage cupboard. CH Radiator. Access off the Hallway into the WC/Cloakroom, Lounge and Dining Kitchen/Family room.

WC/CLOAKROOM:

Approx. 5'9 x 4'2. Comprising a vanity unit incorporating the wash-hand basin. WC. Extractor fan. Inset ceiling spotlights. CH Radiator.



Property Description

LOUNGE:

Approx. 11'5 x 17'2. A bright and very spacious Lounge, with a front-facing bay window overlooking the front garden. Attractive decor and fittings. CH Radiator.

LARGE DINING KITCHEN & FAMILY ROOM:

Approx. 26'9 x 11'8. An extremely spacious room, with ample space for dining table and chairs and other furniture settings, ie family area. The kitchen is fitted with a good range of modern base and wall mounted units, work surfaces incorporating a stainless steel sink-top. Under-unit worktop lighting. Integral kitchen appliances to include an Electric Oven, Combination Microwave Oven, 4 burner Gas Hob with stainless steel splashback and extractor above. Integrated Dishwasher and Fridge/Freezer. Quality flooring which is continued through. Inset ceiling spotlights.

From the kitchen area there is a door which leads out to the side garden area.

Access into the Utility cupboard which houses the automatic washing machine and tumble dryer and with shelving and hanging space.

The dining area has a window overlooking the rear garden and this then flows through into the family area. Two CH Radiators. Ample space for various furniture settings. Wall mounted TV. Feature Patio doors lead out to the rear garden.

STAIRCASE LEADING TO THE UPPER FLOOR:

Landing area with access to the Bedrooms and Family Bathroom. Access hatch leading into the loft space. Walk-in shelved airing cupboard housing the water tank, and an additional built-in storage cupboard.

MASTER BEDROOM SUITE:

Approx. 14'4 x 13'4. Spacious master bedroom with a front-facing window. Ample space for bedroom furnishings. Built-in storage cupboard. CH Radiator.

DRESSING ROOM:

Approx. 5'7 x 4'6. Built-in shelving and hanging rails offering ample storage, with a front-facing window. CH Radiator.

EN SUITE SHOWER ROOM:

Approx. 6' x 7'6. Comprising a vanity unit incorporating the wash-hand basin and WC. Large shower compartment with a power shower, the shower area is finished with modern textured wall tiling. Side-facing opaque glass window. Xpelair. Inset ceiling spotlights. Heated CH towel rail.



BEDROOM 2:

Approx. 8'9 x 17'4. A generously proportioned bedroom with a front-facing window. Ample space for bedroom furnishings. Built-in double wardrobe with shelving and hanging space and sliding mirror-fronted doors. CH Radiator. Access into an En Suite.

EN SUITE SHOWER ROOM:

Approx. 4'10 x 4'3. Comprising a wash-hand basin, WC and shower cubicle housing a power shower. the shower area is tiled with modern wall tiling. Side-facing opaque glass window. Bathroom fittings. Xpelair. CH Radiator.

BEDROOM 3:

Approx. 10'6 x 11'7. Spacious double bedroom with a front/rear facing window. Built-in wardrobe, shelving and hanging space, with sliding mirror fronted doors. CH Radiator.

BEDROOM 4:

Approx. 8'10 x 7'6. Double bedroom with a rear-facing window. CH Radiator.

FAMILY BATHROOM:

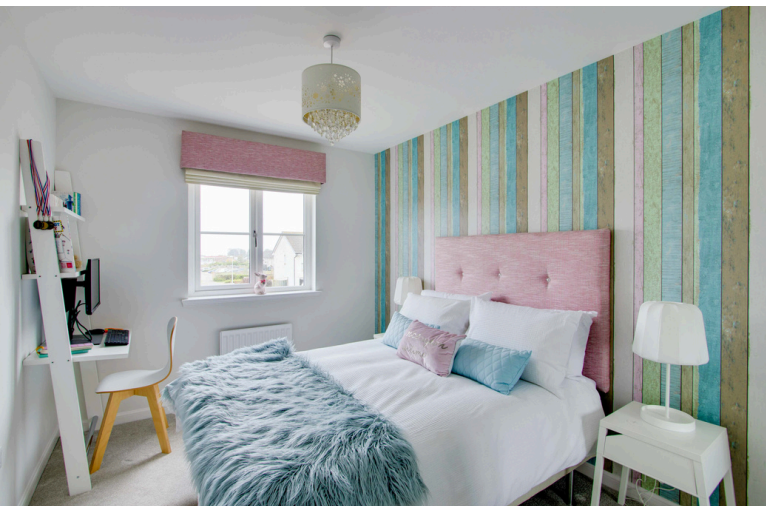
Approx. 7'8 x 7'6. Comprising wash-hand basin, WC and bath. Modern wall tiling finish. Rear-facing opaque glass window. Heated CH towel rail. Inset ceiling spotlights.

EXTERNALLY:

Front garden neatly laid out with lawn and established shrubs. Large lock-block driveway affords ample parking for two cars and leading to the Double Garage.

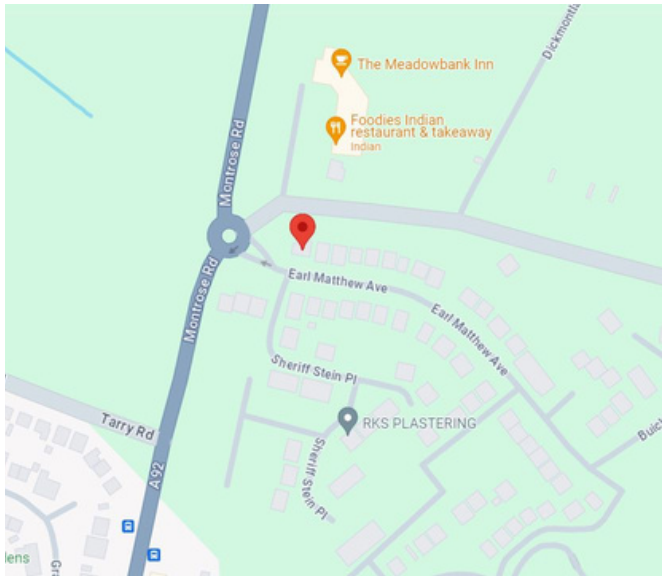
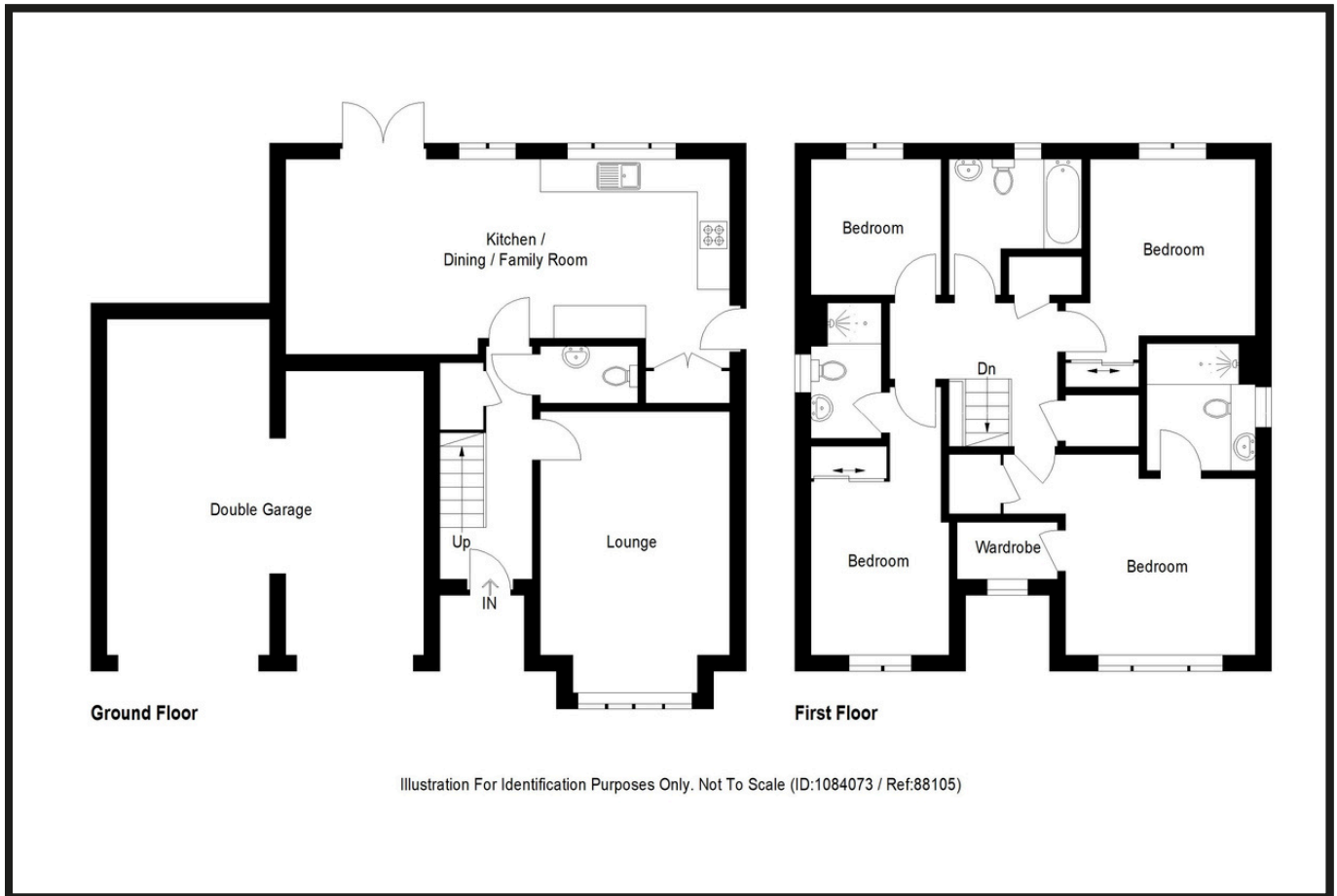
A delightful, mature and well stocked rear garden, all neatly laid out, with patio area, lawn and established shrubs. Two outside water taps.

DOUBLE GARAGE: Approx. 17'10 x 20'2 with two up and over garage doors into the large Garage, housing the gas central heating boiler. Ample power points, inset ceiling spotlights.





Property Professionals



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