

Connelly Yeoman

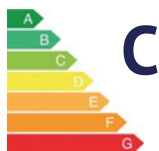


52 KINGHORNE STREET, ARBROATH, DD11 2LZ

DETACHED VILLA



- Ideally located in a very desirable residential area close to popular schools and amenities
- A spacious and well presented family home offering generously proportioned rooms
 - Gas Fired Central Heating and Double Glazing, ample storage
- Attractive and well laid out gardens, Driveway leading to the Garage



OFFERS OVER
£280,000

Property Description

This attractive and well presented DETACHED VILLA is ideally located in a very popular and sought after residential area of the town, known locally as Hospitalfield, and within easy reach of most central amenities including well regarded Primary and Secondary schools, local shops and supermarkets. The property offers spacious, well proportioned family-sized accommodation over two levels and enjoys the benefits of Gas fired central heating, Double Glazing and ample storage. On entering the property there is a welcoming Hallway with a useful ground floor Shower Room, access into the spacious Lounge and separate Dining Room, and a well appointed Kitchen. On the upper floor there are four generous double Bedrooms and a Family Bathroom.

Externally, there are neatly laid out gardens, with the front garden laid to lawn and gravel area with established shrubs and bushes. The driveway offers ample off-street car parking and leads to the detached Garage with up and over garage door (there is power and light). The rear garden is again neatly laid out with lawn bordered by established shrubs and an easy to maintained stone-chipped drying area and a raised patio area to the rear. Early viewing of this attractive family home is recommended to appreciate.

ACCOMMODATION: ENTRANCE VESTIBULE & HALLWAY, SHOWER ROOM, LOUNGE, DINING ROOM, KITCHEN; UPPER FLOOR:- 4 BEDROOMS, FAMILY BATHROOM.

VESTIBULE & HALLWAY:

Enter into the property via a double glazed entrance door into the Vestibule, which has a glass panelled internal door leading through into the welcoming Hallway. The Hallway has a large, built-in cloaks cupboard (with shelving and hanging space), attractive wood-effect flooring and a CH Radiator. There is access from the hallway to the ground floor Shower Room. Access into the Lounge. Staircase leading to the upper floor accommodation.

SHOWER ROOM:

Approx. 5'8 x 7'7. Comprising WC., wash-hand basin and a large corner shower cubicle housing a power shower and finished with modern wet wall panelling and modern wall tiling. Parador panel ceiling with inset spotlights. Heated towel rail. Tiled effect floor. Side-facing opaque glass window.

LOUNGE:

Approx. 12'9 x 19'8. A lovely bright and spacious main Lounge, with both front and side-facing windows. Ample space for furnishings. There is a feature fireplace with marble inlay and hearth incorporating an electric fire with wooden fire surround. Two CH Radiators. Double glass doors lead from the Lounge into the Dining Room.

DINING ROOM:

Approx. 13'2 x 10'9. Another generously proportioned main public room, with a large rear-facing window overlooking the rear garden. Ample space for formal dining table and chairs. CH Radiator. Through into the Kitchen.

KITCHEN:

Approx. 11'6 x 11'6. The kitchen is fitted with modern base and wall mounted units, worktop surfaces incorporating a sink and mixer tap. Stainless steel double Oven, Gas Hob with stainless steel splashback and glass and stainless steel extractor hood above. Integrated Fridge and Freezer, Dishwasher and space for automatic washing machine. Breakfast bar seating area with ample storage units. CH Radiator. Inset ceiling spotlights. External side entrance door to the driveway and rear garden.



UPPER HALLWAY:

A wooden staircase leads up to the upper floor, with a side-facing window. There is a bright and spacious upper floor landing area, with a large, walk-in shelved airing cupboard (with light) housing the gas central heating boiler. There is a CH Radiator and from the landing there is access to the Bedrooms and Bathroom. Access via a Ramsay ladder to the floored loft.

MASTER BEDROOM 1:

Approx. 13'3 x 11'5. A spacious main double bedroom, which has a front-facing window and there are built-in double wardrobes (shelving and hanging space) and a CH Radiator.

BEDROOM 2:

Approx. 12'6 x 8'9. Another spacious double bedroom, which has a side-facing window and a CH Radiator.

BEDROOM 3:

Approx. 13'3 x 9'5. A generous third bedroom, which has a rear-facing window offering lovely views over the open countryside and farmlands, built-in double wardrobe (shelving and hanging space) and a CH Radiator.

BEDROOM 4:

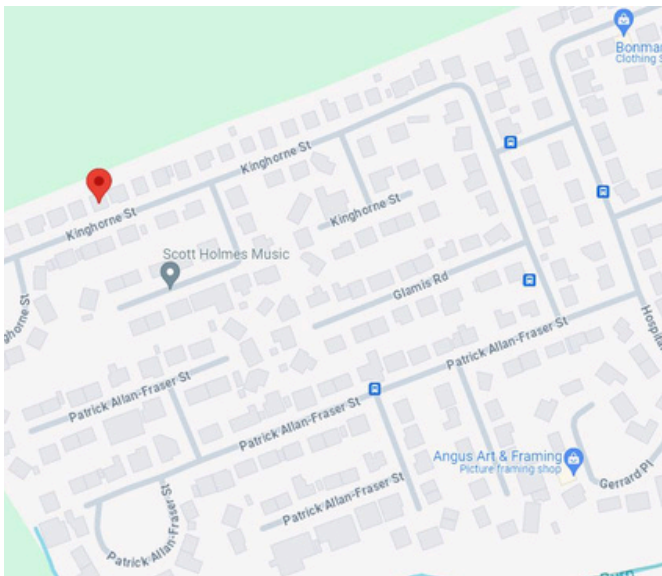
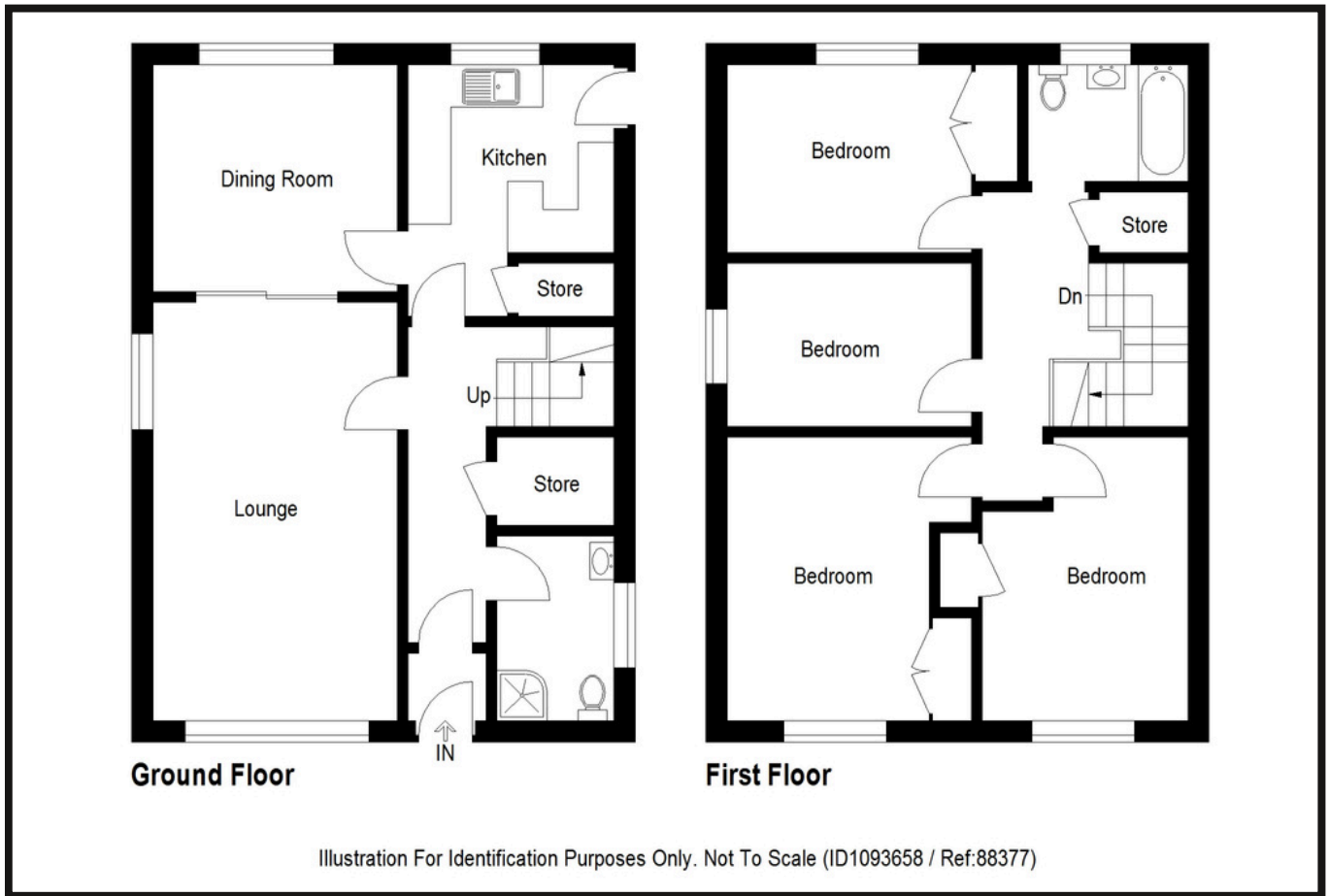
Approx. 9' (at the widest) x 10'4. Spacious double bedroom with a front-facing window, built-in wardrobe (shelving and hanging space) and a CH Radiator.

FAMILY BATHROOM:

Approx. 9'2 x 6'. The bathroom is very well appointed, with full wall tiling and a vanity unit incorporating the wash-hand basin and WC, a P-shaped bath with an over the bath Electric shower (double ended bath). The shower area is finished with modern wet wall panels. There is a lined Parador ceiling with inset spotlights, heated towel rail and a rear-facing opaque glass 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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