

# Connelly Yeoman



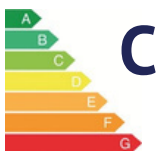
26 SCHOOL ROAD ARBROATH, DD11 2LT

SUPERIOR DETACHED  
VILLA



## Key Features

- Set within a very desirable location
- A modern stylish family home of generous proportions
- Gas central heating & Double glazing.
- Enclosed rear garden with security system in place
- Detached garage with electric door.



5 3 2



OFFERS OVER

**£310,000**

# Property Description

This spacious and impressive SUPERIOR DETACHED VILLA is set within a popular residential area of Arbroath and is conveniently located close to popular primary and secondary schools, as well as local services to include shops, railway station and the A92 giving easy access to Dundee. The property has the benefit of gas central heating and double glazing and with oak finishes to doors and surrounds and comprises of a lounge, dining/kitchen, sunroom, 5 bedrooms, walk-in storage cupboard, walk-in dressing area, en-suite bathroom and family bathroom, all of which have been designed to be as maintenance free as possible. The property provides ample storage facilities. Outside to the front of the property is a neatly laid out and easy to maintain garden area. Fully enclosed and secure rear garden with security system in place and surrounded by a wooden fence. Composite decked entertainment and seating area. A lock-block driveway provides off-street parking leading to a detached garage with electric door and provides ample parking for two cars. There is also a workshop area with rear facing window. Power points and light. Outside water tap.

## ACCOMMODATION:

Hallway, Lounge, Dining /Kitchen, Sunroom, 5 Bedrooms, Walk-in Storage Cupboard with a Walk-in Dressing Room, En-suite and Family Bathroom.

## HALLWAY:

Access to the property is via a modern double-glazed door into a vestibule with tiled floor and a cupboard housing the electric meter and fuse box. A glass panelled door then leads into a large open plan family dining/kitchen.

## DINING / KITCHEN:

Approx. 26'10" x 13'4". Large open plan area with Karndean flooring. Radiator. Rear facing window to the dining area with radiator and offers ample space for a dining table and chairs. Understairs storage cupboard with two radiators. Oak staircase leading to the upper floor. Access through to kitchen area fitted out with modern base and wall mounted units with Corian worksurfaces incorporating a stainless steel sink with a mixer tap. Double electric stainless steel Hotpoint oven with stainless steel and glass induction hood above. Integrated washing machine and with a fridge/freezer. Under-unit lighting with spotlights to the ceiling. Modern Karndean flooring. Access into a sun room.

## SUNROOM:

Approx. 10'7" x 10'9". Underfloor heating with Karndean flooring. Double doors and a door leading out into the rear garden and garage. Rooflights with a roof window. Spotlights to the ceiling.

## LOUNGE:

Approx. 17'10" x 11'10". Large front facing window. Ample room for furnishings. Spotlights to the ceiling. Radiator.

## BEDROOM 4:

Approx. 12'4" x 11'7". Large double bedroom with front facing window. Double shelved and hanging wardrobe with wooden and sliding mirror doors. Wood effect flooring. Radiator.

## BEDROOM 5:

Approx. 8'8" x 11'4". Double bedroom with rear facing window. Double shelved and hanging wardrobe housing the gas central heating boiler.

## FAMILY BATHROOM:

Approx. 6'4" x 7'7". Rear facing window. P shaped bath with over the bath power shower and finished in modern wet wall and brick effect tiling. Tiled floor. Vanity unit incorporating WC and wash hand basin. Additional vanity storage. Parador ceiling with spotlights and heated towel rail.



**UPPER HALLWAY:**

Spotlights to the ceiling and with a large walk-in storage cupboard

**WALK-IN STORAGE CUPBOARD:**

Approx. 5'2' x 5'3'. Shelved and hanging space with light and access into the eaves for additional storage.

**MASTER BEDROOM:**

Approx. 15'4' x 15'4'. Spacious master bedroom with a rear facing window. Large wardrobe fitment with light and built-in television and with shelved and hanging space and drawers. Wood effect laminate flooring. Radiator. Access into a walk-in dressing room.

**WALK-IN DRESSING ROOM:**

Approx. 6' x 4'8'. Power and light. Ample storage by way of shelved and hanging space. Access into en-suite.

**EN-SUITE:**

Approx. 9'2' x 7'6'. Vanity unit incorporating wash hand basin and WC. Generous storage. Large corner shower cubicle finished with modern wet wall and housing a power shower. Modern vertical radiator, Kardean flooring and spotlights to the ceiling.

**BEDROOM 2:**

Approx. 13'8' x 8'8'. Double bedroom with rear facing window. Spotlights to the ceiling. Radiator.

**BEDROOM 3:**

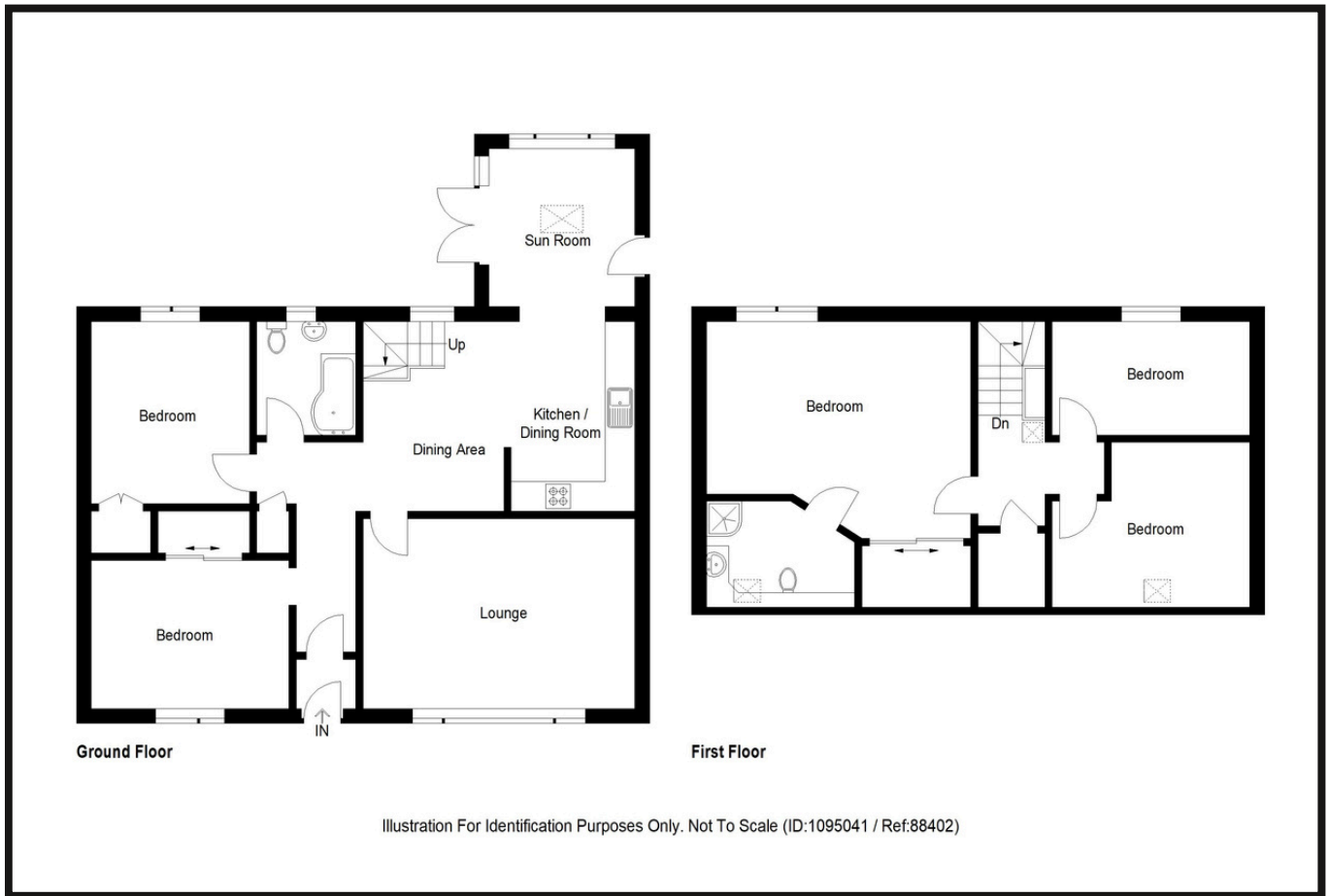
Approx. 13'8' x 10'10'. Front facing Velux window with black-out blind. Wood effect Kardean flooring. Spotlights to the ceiling. Radiator.

**GARAGE:**

Approx. 8'10' x 30'7'. Ample room for two cars. Electric garage door. Workshop area with rear facing window. Power points 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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