

# Connelly Yeoman

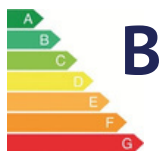


15 MOONLIGHT GARDENS, ARBROATH DD11 5LE

DETACHED VILLA



- Set within a very desirable residential estate of similar styled properties
  - An immaculately presented family home of generous proportions
- Decorated in modern neutral colours, Gas Fired Central Heating, Double Glazing, Solar Roof Panels
  - Mono-block driveway, Integral Garage, well maintained Gardens to the front and rear



FIXED PRICE  
**£268,000**

# Property Description

This modern and exceptionally well presented DETACHED VILLA must be viewed to appreciate the bright, stylish accommodation on offer. Set within a lovely cul-de-sac setting of similar styled detached villas, the property is located within easy reach of all the town's many amenities and services, including local and national shops and supermarkets, primary and secondary schools, and close to the main A92 trunk road with access northwards towards Aberdeen and south to Dundee, Perth and Edinburgh. This immaculately presented family home offers spacious accommodation over two levels, with lovely open views over the fields towards Seaton, and benefits from Gas fired central heating, Double glazing and integral Solar Roof Panels. It also has the advantage of a mono-block driveway with ample parking for two cars and leading to the integral Garage. Internal fittings and finishes are all modern and stylish, complimented by neutral decor, and the integral kitchen appliances are included in the sale. Externally, the front garden is neatly laid out with lock-block driveway and flower border. The integral Garage has an up and over door and internal access into the house. The rear garden is completely enclosed and comprises of a large decking area with inset lighting, lawn area, all neatly laid out. There is also a Garden Shed., outside water tap and external power point. A pathway and gate at the side of the property has ample space for bin storage and a further pathway at the other side leads to the front. There is also a power point for electric car charging beside the Garage. Overall, this property makes for a lovely, ready-to-live-in family home and early viewing is recommended to avoid disappointment.

**ACCOMMODATION:** ENTRANCE HALLWAY, LOUNGE, KITCHEN & DINING AREA, UTILITY AREA, TOILET/WC; UPPER FLOOR:- 4 BEDROOMS (TWO WITH EN SUITE SHOWER ROOMS) FAMILY BATHROOM.

## HALLWAY:

Enter into the property through the attractive double glazed entrance door into a welcoming hallway area with the staircase leading up to the first floor accommodation. A door leads off into the Lounge.

## LOUNGE:

Approx. 17'2 X 11'4. A lovely bright and spacious main lounge, with a large picture window overlooking the front of the property. Neutral decor with a feature wall. CH Radiator.

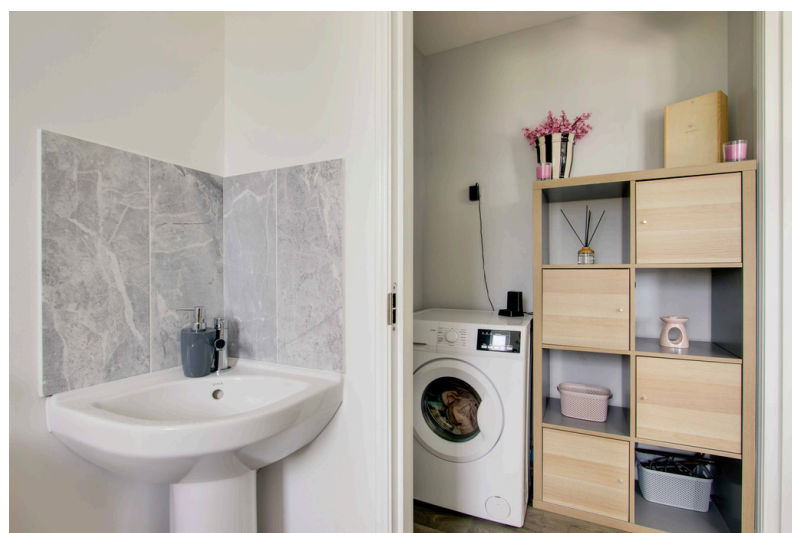
## KITCHEN & DINING AREA:

Approx. 19'6 x 9'9. The kitchen area is fitted with a modern range of bases units in a grey high gloss finish and the wall units are a white high gloss finish, complimented with white quartz effect (with a subtle sparkle) worktop surfaces and a stainless steel sink. **Integral Oven, Gas Hob with extractor above, Microwave, Dishwasher and Fridge/Freezer all included. Stainless steel splashback at the hob.** Inset ceiling downlights. Large, built-in under-stair cupboard offers ample storage. CH Radiator. Rear-facing window overlooking the rear garden. Door through into the integral Garage and a further door through into the Utility Room and Toilet. A breakfast bar area flows through into the Dining area, which has ample space for dining table and chairs, and with feature French doors leading out to the garden.

**UTILITY AREA:** Approx. 5 x 4'5. Space for white goods and storage.

## TOILET/WC:

Approx. 6'7 x 4'11. Comprising WC and wash-hand basin, inset ceiling downlights. Neutral decor. Opaque glazed window.



**UPPER FLOOR LANDING:**

Staircase leading to the upper floor accommodation. Bright gallery style landing area with access to the Bedrooms and Family Bathroom. Built-in cupboard housing the hot water tank with fitted shelving. Access hatch into the roof/attic space.

**BEDROOM 2:** Approx. 13'7 (at longest) x 9. Spacious bedroom with a front facing window offering an open outlook. Neutral decor. Built-in double wardrobes with mirrored sliding doors. Further large, built-in storage cupboard offers excellent storage. CH Radiator. Door through into the En Suite Shower Room.

**EN SUITE SHOWER ROOM:** Approx. 7'6 (into the shower) x 4'8. Comprising a two piece white suite and separate shower. Wet wall finish at the shower area and sliding glazed doors into the shower compartment. Opaque glazed window allows ample natural ventilation. Inset ceiling downlights. Extractor fan.

**BEDROOM 4:** Approx. 9'4 x 8'3. Another good-sized bedroom, with a rear-facing window. Neutral decor. CH Radiator.

**FAMILY BATHROOM:** Approx. 8'2 x 7'10. A well appointed main bathroom, comprising a three piece white suite with attractive wall tiling at the bath area. Built-in vanity units in a slate grey veneer finish provides ample storage, and with a large, inlaid wall mirror and downlights above. Extractor fan. Opaque glazed window.

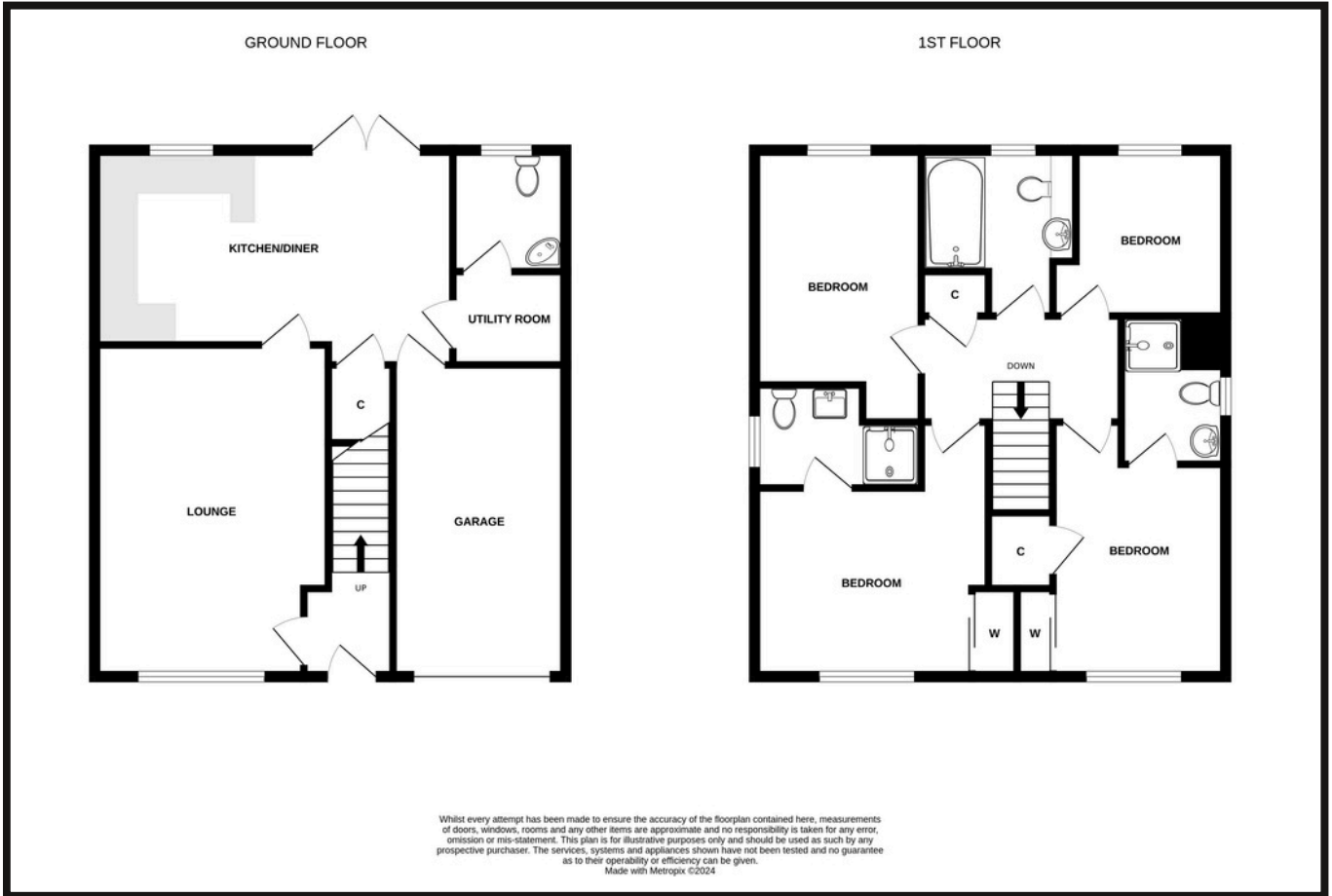
**BEDROOM 3:** Approx. 12' x 7'7. A spacious bedroom with a rear-facing window. CH Radiator.

**MASTER BEDROOM 1:** Approx. 13'1 (at longest) x 11'6. The master bedroom offers ample space for bedroom furnishings, with a large picture window overlooking the front area, and which has built-in wardrobes with mirrored sliding doors. CH Radiator. Door through into the En Suite Shower Room.

**EN SUITE SHOWER ROOM:** Approx. 7'6 (into the shower) x 5'. Comprising a two piece white suite and a double-sized walk-in shower compartment with a sliding door. Dark slate grey effect wet wall finish at the shower area. A large inlaid wall mirror with downlighters above. Chrome finish CH towel radiator. Built-in vanity storage at the WC and wash-hand basin.



# 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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