

Connelly Yeoman

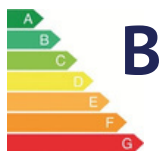


40 LITTLE CAIRNIE, ARBROATH, DD11 3BD

DETACHED VILLA



- Set within a very popular residential estate of similar styled dwellinghouses
- An immaculately presented family home offering spacious and modern family living
- Economical Gas central heating & Double Glazing with under floor heating on the ground floor, bathroom & en-suite
- Mono-block driveway, neat and easily maintained gardens to the front and rear



OFFERS OVER
£225,000

Property Description

This modern DETACHED VILLA must be viewed to appreciate the bright and stylish accommodation on offer. Set within a modern development of similar styled dwellings known as "Little Cairnie" the property is located in a lovely leafy area on the western edge of the town, within easy reach of most central amenities and services which Arbroath has to offer. This immaculately presented family home offers well proportioned rooms decorated in modern neutral tones and complimented by modern fittings and fixtures (Amtico flooring on the ground floor). There are also the benefits of gas central heating with flue gas heat recovery renewable energy source for enhanced efficiency, double glazing, under-floor heating on the ground floor, bathroom and en-suite. Externally, the property is set on a good-sized corner garden site, to the front there is a mono-block driveway with parking for two cars, side access pathways and timber boundary fencing with access gates leading around to the rear south west facing garden and stone-chipped side area. The rear garden is neatly laid out for easy maintenance with artificial turf, stone chipped borders and established shrubs. There is also a super composite decking and entertainment area. Overall, this property represents an ideal buy for a growing family and offers "ready to live in" accommodation, with early viewing highly recommended to appreciate.

ACCOMMODATION:

ENTRANCE HALLWAY, WC & UTILITY ROOM, LOUNGE, DINING KITCHEN, SPACIOUS LOUNGE & DINING AREA with PATIO DOORS.

UPPER FLOOR: MASTER BEDROOM WITH EN SUITE SHOWER ROOM, 2 FURTHER BEDROOMS, FAMILY BATHROOM.

HALLWAY:

Enter through the attractive front entrance door into the welcoming Hallway, where there is a front-facing window allowing ample natural light into this area. Staircase to the upper floor accommodation with wooden balustrade stairs. Built-in understair storage cupboard. Access from the Hallway into the downstairs WC and combined Utility Room. There is feature quality Amtico flooring throughout the ground floor accommodation.

WC & UTILITY ROOM:

Approx. 5'5 x 9'. There is a vanity area incorporating the wash-hand basin and the WC. A counter worktop provides under-counter space for an automatic washing machine and tumble dryer. Fitted wall units provide ample storage. Inset ceiling spotlights. Extractor fan.

DINING KITCHEN:

Approx. 12'8 x 16'9. The kitchen area is fitted with a good range of modern base and wall mounted units, worktop surfaces incorporating a stainless steel sink with a mixer tap. Integrated kitchen appliances to include:- Fridge and Freezer, Dishwasher, Electric Oven, Gas Hob with splashback and extractor hood above. There are under-counter lights. A front-facing window allows ample natural light.

The Dining area offers ample space for dining table and chairs and has access via a glass panel door out onto the side pathway around the house.

LOUNGE & DINING AREA

Approx. 24' x 15'. The Lounge is bright and spacious, with feature Patio doors which lead out onto a lovely composite decking and entertainment area of the rear garden. Rear-facing window. Amtico flooring.



UPPER FLOOR LANDING AREA:

Staircase to the upper floor hallway, with a side-facing window. CH Radiator. Built-in storage cupboard with shelving. Access into the loft space which is partially floored for storage purposes.

MASTER BEDROOM 1:

Approx. 12'6 x 13'5. This is the master bedroom, which has a rear-facing window. Built-in double wardrobe with shelf and hanging space, sliding mirror doors. Ample space for bedroom furnishings. CH Radiator. Access into the En Suite Shower Room.

EN SUITE SHOWER ROOM: Approx. 8'2 x 4'6. Vanity unit incorporating the wash-hand basin and WC. Shower cubicle with glass front and housing a hand-held and deluge shower attachment. the fully tiled shower area is finished in modern wall tiling. Extractor fan. Inset ceiling spotlights. Side-facing opaque window allows for natural ventilation. Under-floor heating.

BEDROOM 2:

Approx. 12'8 x 13'3. Spacious bedroom with a front-facing window, built-in double wardrobe with shelf and hanging space, sliding mirror doors. Ample space for bedroom furnishings. CH Radiator.

BEDROOM 3:

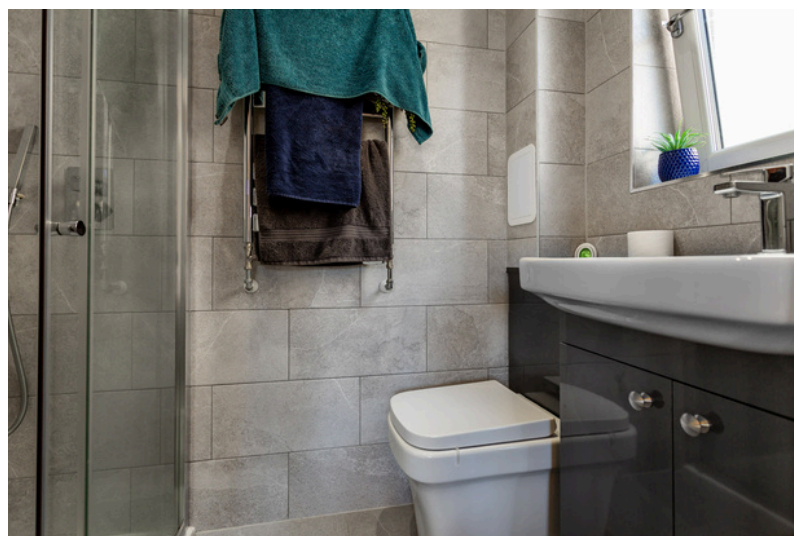
Approx. 7'9 x 12'8. A good sized single bedroom with a rear-facing window. Built-in wardrobe with shelf and hanging space. CH Radiator.

FAMILY BATHROOM:

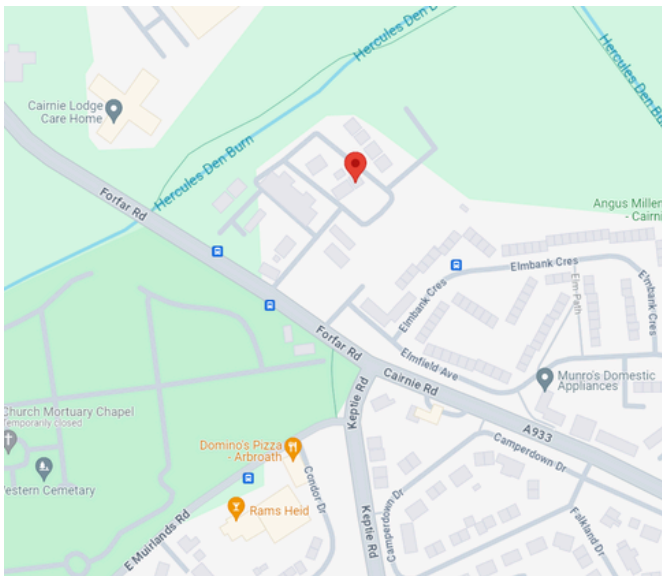
Approx. 5'9 x 12'3. Comprising WC., wash-hand basin and a bath with an over the bath Electric shower. Under-floor heating. Extractor fan. Inset ceiling spotlights. Modern wall tiling. Vertical wall CH Radiator. Front-facing opaque glass window allows for natural ventilation.

GARDENS:

Corner garden plot with the front garden laid out in mono-block driveway with parking for two cars. Easily maintained stone-chipped area to the side of the property. Side access pathways and timber boundary fencing with timber access gates leading around to the rear garden. The enclosed South West facing rear garden is neatly laid out in artificial turf and stone chipped borders with established shrubs, composite decking and entertainment area, all laid out for ease of maintenance.



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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