

Connelly Yeoman

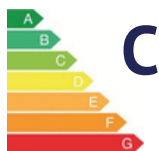


**WINDMILL LODGE, WINDMILL GARDENS
ARBROATH, DD11 1QJ**

**INDIVIDUAL DESIGNED
DETACHED DWELLINGHOUSE**



- Set within a small cluster of properties to the West End of Arbroath enjoying fine open views from the rooftop terrace.
- A unique, individually designed home offering spacious & adaptable accommodation.
- Gas Fired Central Heating, Double Glazing, ample storage, bespoke features and charm.
- Gated parking & Garage, courtyard area, Outside Entertainment & Rooftop Terrace with views



OFFERS OVER
£325,000

Property Description

This unique, individually designed DETACHED DWELLINGHOUSE is ideally located in a small cluster of properties to the West End area of the town, within easy reach of most amenities and services. This particular property offers very spacious and adaptable room use over two levels, perhaps for a growing family or blended family/ grandparents accommodation. The ground floor rooms comprise a spacious Sitting/Family/Snug Room, formal Dining Room, main Lounge with a feature wood burning stove, inner hallway leading to two ground floor Bedrooms and a Shower Room, a unique L-shaped Kitchen and Dining area with extra utility and dining/breakfasting space. A beautiful, bespoke cast iron staircase leads to the upper floor which has a very spacious Master Bedroom, further spacious double Bedroom and the well appointed Family Bathroom. Externally, the garden areas are set out for easy maintenance, with outside entertainment areas and a unique rooftop terrace which offers up spectacular views out towards the High Common, sea and coastline beyond. There is a private courtyard area, ample car parking and a Garage. Early viewing is highly recommended to avoid disappointment.

ACCOMMODATION: VESTIBULE & HALLWAY, LOUNGE, DINING ROOM, KITCHEN WITH DINING AREA, LIVING ROOM/BEDROOM, INNER HALLWAY, BEDROOM 3 and 4, UPPER FLOOR:- MASTER BEDROOM, BEDROOM 2 and FAMILY BATHROOM.

VESTIBULE & HALLWAY: Enter into the property via the front entrance door into the vestibule and hallway. A welcoming hallway, with a large understair storage area. A truly bespoke cast iron staircase and balustrade lead to the upper floor accommodation.

LOUNGE: Approx. 19'8 x 15'. This room is the main Lounge and has a front-facing window offering views towards the park and a double set of Patio doors with matching side panels opening out into the garden. Feature corner wood burning stove set on a slate hearth. CH Radiator. A glass panelled door from this room leads into a rear inner hallway.

DINING ROOM: Approx. 20'8 x 12'10. Spacious formal dining room, with a front-facing window. Ample space for dining table and chairs. CH Radiator. An archway from here opens up into the Lounge.



LIVING ROOM/BEDROOM 5:

Approx. 21' x 13'8". A generously proportioned room, ideal as a Snug room or Sitting Room. Feature fireplace with a wooden surround, tiled inlay and incorporating a modern Gas fire. Two wall mounted vertical CH Radiators. There are both front and rear facing windows.

KITCHEN & DINING AREA:

Approx. 20'3 x 25'9". An L-shaped room, with space for dining. The kitchen has modern base and wall units. under-unit lighting and glass display lighting to the top units. Worktop surfaces and sink-top. Integral large induction Hob with extractor above. There is a utility cupboard with integrated washing machine and tumble dryer. A large Fridge unit. Electric double Ovens. Walk-in larder cupboard with light and an overspill area with additional space for a freezer. Steps up into the dining/breakfasting area with window, inset ceiling spotlights. CH Radiator. External door out to the garden.

BEDROOM 3:

Approx. 13' x 18'5". Spacious bedroom with two side-facing windows and a further front-facing window. Arch feature with spot lights. CH Radiator.

BEDROOM 4:

Approx. 11' x 12'1". Good-sized bedroom with a side-facing window. CH Radiator.

SHOWER ROOM:

Approx. 6'2 x 11'9". Comprising a feature glass wash-hand basin with mixer tap, WC and a corner shower cubicle housing a power shower. Modern wet wall panel finish. Extractor fan. Inset ceiling spotlights. Heated towel rail.

UPPER FLOOR LANDING AREA:

A unique, individually designed, bespoke cast iron staircase leads to the upper level, with three windows which afford ample natural light into this area and which offer an open outlook out over the garden grounds. Access hatch leading into the loft space. CH Radiator. Built-in airing/linen cupboard.



MASTER BEDROOM:

Approx. 17'7 x 17'8. This is a bright and very spacious room, with two Velux windows offering ample light. Ample space for bedroom furniture and storage. Feature wood panelled wall with matching doors giving access into wardrobe space, two walk-in wardrobes with shelved and hanging space. CH Radiator.

BEDROOM 2:

Approx. 12'9 x 12'9. Another spacious bedroom, with a rear-facing window. This room offers a lovely view over the park and out towards the seashore and sea beyond. There is one wall which is complete with shelved and hanging wardrobe, sliding doors. CH Radiator.

FAMILY BATHROOM:

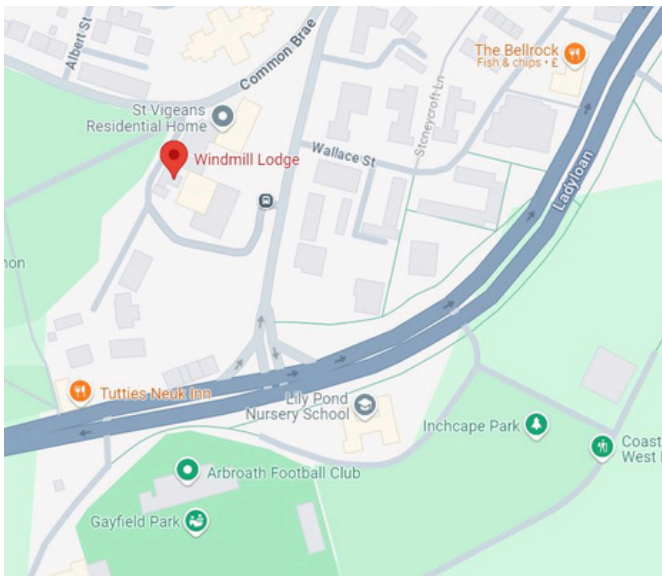
Approx. 12' x 9'. Comprising a double ended bath, vanity unit at the wash-hand basin and WC. Large shower enclosure with glass shower screen and housing a power shower with hand-held and deluge shower attachments. Modern brick-effect wall tiling. Inset ceiling spotlights. Side-facing opaque glazed window allows for natural ventilation. Heated towel rail.

EXTERNALLY: The garden is set out for low maintenance, with lots of sunny seating areas. Gated parking area. **Hot Tub may be for sale by separate negotiation.** Adjoining the property from the lounge double doors is a glass canopied area which encloses an outdoor/indoor seating/entertainment area and from here stairs lead to the Rooftop Terrace. The spectacular Rooftop Terrace gives open views over towards the High Common and out towards the sea and coastline beyond. Access right around the property. Enclosed courtyard area with a seating area which is very private. Storage and leads to the Garage.

GARAGE: with an up and over garage door, power and light. Side and rear-facing windows. Door leads from the rear into the courtyard area towards the property.



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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