

Connelly Yeoman



40 KEPTIE ROAD, ARBROATH DD11 3EH

DETACHED VILLA



- Ideally located in a desirable area close to most central amenities and services
 - A spacious and well presented family home of generous proportions
- Gas Fired Central Heating, Double Glazing, Indoor Swimming Pool & Games Room
- Large Driveway, Garage & Store Room, well laid out gardens to the front and rear



OFFERS OVER
£300,000

Property Description

This attractive and well presented, extended DETACHED VILLA must be viewed to appreciate the very spacious family accommodation on offer. Set within an ideal residential location, close to most local amenities and services that Arbroath has to offer, this well presented family home offers spacious accommodation located over two floors, with a side extension on the ground level which offers an Indoor Swimming Pool and Games/Entertainment Room. There are also the benefits of Gas fired central heating and Double glazing. Externally, the front garden has a large lock-block driveway offering ample off-road parking and leading to the Garage and Store Room (offering adaptable room use perhaps as a Home Office/Workshop. The rear garden is again neatly laid out and adjoining the swimming pool room there is a large, raised wooden deck. The rear garden is laid out with lawn area, established shrubs and trees, and a large patio area.

ACCOMMODATION: ENTRANCE VESTIBULE & HALLWAY, BEDROOM 4, WC/TOILET, DINING ROOM, KITCHEN/DINING/FAMILY ROOM WITH PATIO DOORS, LOUNGE, RECREATION/GAMES ROOM LEADING INTO THE INDOOR SWIMMING POOL; UPPER FLOOR:- 3 BEDROOMS, FAMILY BATHROOM,

VESTIBULE: Enter into the property via a double glazed front entrance door into the Vestibule, which has a cupboard housing the electric fuse box and meter. An internal glass panel door leads from here through into the Entrance Hallway.

HALLWAY: A spacious and welcoming Reception Hallway with a large under-stair storage cupboard.

LOUNGE: Approx. 19'10 x 13'. A lovely bright and spacious main Lounge, with both front and rear-facing windows. Modern CH Radiator. Access from this room into the Pool/Recreation Room.

DINING ROOM: Approx. 12'6 x 9'6. A formal dining room, with ample space for table and chairs and a rear-facing window overlooking the rear garden. Wood-effect floor. CH Radiator.



KITCHEN/DINING/FAMILY AREA: Approx. 24'10 x 9'2. A generously proportioned room, with a rear-facing window overlooking the garden and feature Patio doors lead out to the garden. External door leads out to the Garage and driveway. The family dining area has a modern CH radiator.

In the kitchen area there are fitted base and wall mounted units, worktop surfaces incorporating a sink and shower tap fitment. Integrated Double Ovens, Induction Hob with extractor above, Dishwasher, Fridge and Freezer, Automatic washing machine and Tumble dryer. Inset ceiling spotlights. Modern vertical CH Radiator.

BEDROOM 4: Approx. 12'1 x 10'4. A spacious ground floor bedroom, with a front-facing window.

WC/TOILET: Approx. 7'4 x 4. Comprising a vanity unit incorporating the wash-hand basin and separate WC. CH Radiator. Tiled floor. Opaque glazed side-facing window.

POOL/RECREATION/BAR ROOM: Approx. 19'2 x 18'4. Ideal as a recreation/entertainment room with a Pool table, Bar area, games room, with both front and side-facing windows. CH Radiator. From this room there is access through ornate wrought iron gates leading into the indoor pool which has a seating area around the swimming pool, side-facing window and two sets of Patio doors lead out to a raised decking area and onto the rear garden. The indoor pool area measures approx. 27'2 x 19'2.



UPPER FLOOR LANDING: A wooden staircase leads to the upper floor accommodation, onto the upper landing area with a built-in cupboard housing the hot water tank and a further shelved storage cupboard. CH Radiator. Access hatch into the floored loft space.

MASTER BEDROOM 1: Approx. 16'1 x 10'11. A spacious main bedroom with a rear-facing window and ample space for bedroom furnishings. There are three double wardrobes offering shelving and hanging space. CH Radiator.

BEDROOM 2: Approx. 12' x 11'6. Another spacious bedroom, with a side-facing window. One wall has built-in shelved and hanging space wardrobes with sliding wood-effect and mirror doors. CH Radiator.

BEDROOM 3: Approx. 9'3 x 8'11. A good-sized third bedroom, with a front-facing window. Wood-effect flooring. CH Radiator.



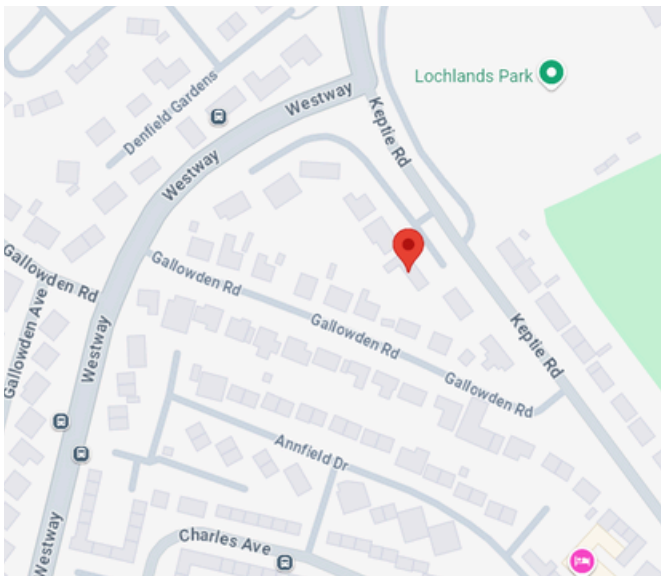
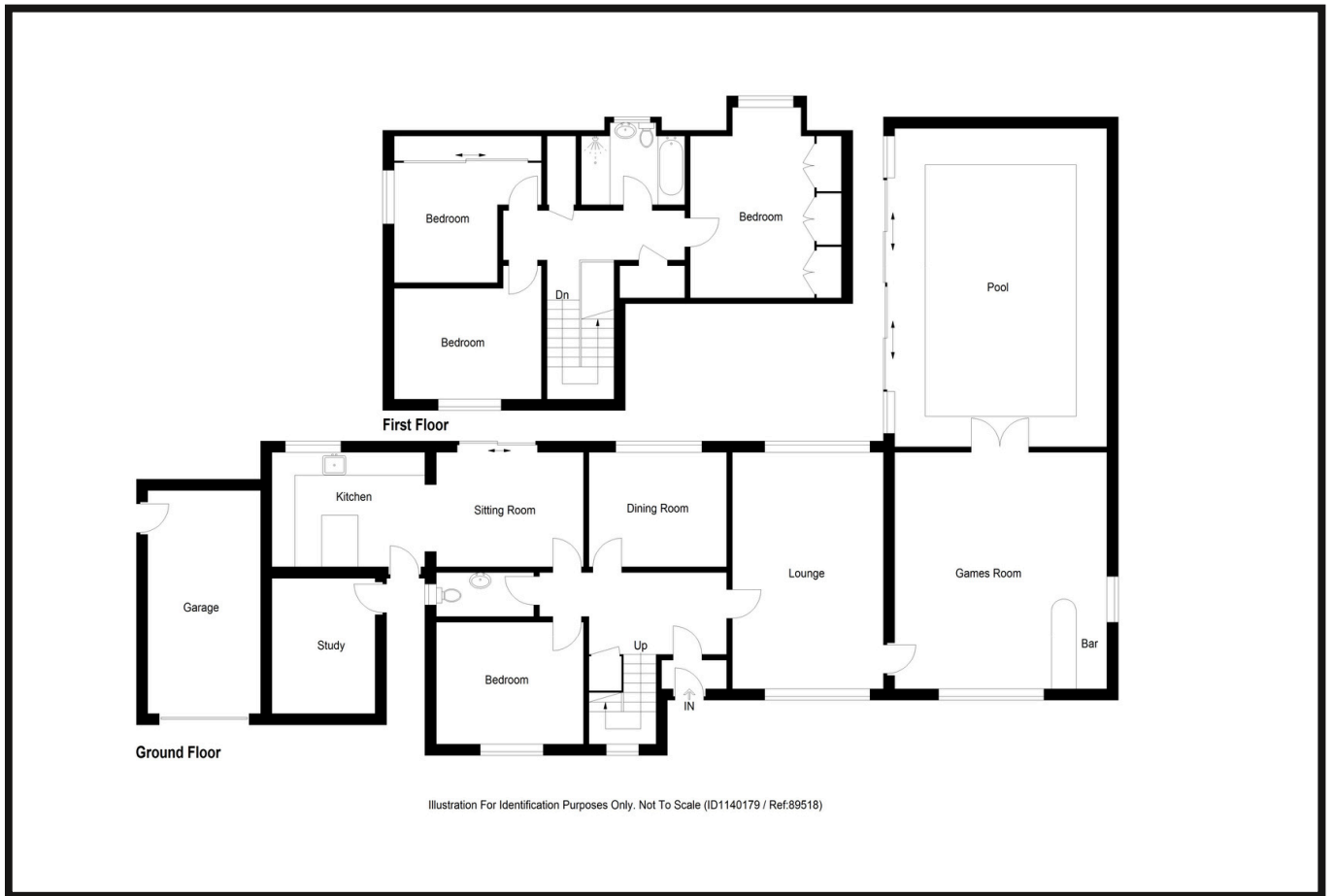
FAMILY BATHROOM: Approx. 9' (into the shower area) x 6'10. Comprising a bath, vanity unit incorporating the wash-hand basin and the WC., and a large shower enclosure housing a power shower with deluge and hand-held shower attachments. Finished in modern wall tiling. Karndean flooring. Inset ceiling spotlights. Extractor fan. Heated towel rail. A rear-facing window allows for ample natural ventilation.

GARDENS: Front garden with lock-block driveway offering ample off-road parking. Lock-block pathway around the front of the house, with lawn and established shrubs. Stone boundary wall. The rear garden is again neatly laid out and adjoining the swimming pool room there is a large, raised wooden deck. The rear garden is laid out with lawn area, established shrubs and trees, and a large patio area. Two wooden Sheds are included in the sale.

SINGLE GARAGE & STORE ROOM: with an up and over Garage door, small workshop area at the rear of the garage, with power and light. The gas central heating boiler is housed in the garage. The other side of the Garage has been converted into a Store Room, with ample power points, inset ceiling spotlights and a CH Radiator. Could be used as a Home Office or workshop.



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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