

Connelly Yeoman



**"ROSEWOOD" MILLFIELD FEUS,
BY ARBROATH DD11 2QJ**

DETACHED VILLA



Key Features

- Located in a lovely countryside setting yet minutes from central amenities
- A country style Dwelling presented in immaculate order with modern fittings and finishes
 - Oil fired central heating and Double glazing, ample storage throughout
 - Delightful, mature garden setting with Decking area and Large Garage



3 2 3



OFFERS OVER

£245,000

Property Description

This deceptively spacious DETACHED VILLA is ideally located in a semi-rural location on the outskirts of Arbroath affording superb countryside views both to the front & rear and yet is within minutes' drive of all central amenities and services including supermarkets and both Primary and Secondary schools. The property offers adaptable room usage over two levels and benefits from Oil fired central heating and Double glazing. Internally, there are modern fittings and finishings, complimented by some lovely features including flag stone floors, laminate flooring and wood burning stove.

Outside, the front garden area is laid out for easy maintenance and a driveway enters the property offering ample car parking and leading to the large Garage. There are gardens surrounding the property, with the rear garden laid out in paving stones with mature shrubs and bushes, a composite decking area, artificial turf and all enjoying a sunny aspect.

ACCOMMODATION:

Entrance Porch, Hallway, Lounge and Dining Area, Family Bathroom, Kitchen and rear area with Toilet/WC, Sun Porch, ground floor Bedroom 3; Upper Floor:- Shower Room, Toilet/WC., 2 further Bedrooms.

ENTRANCE PORCH: Entrance porch with glazed door that leads you into the hallway

HALLWAY:

A welcoming and spacious Hallway, with feature flag stone floor giving a real country style feel to this area. Large, built-in storage cupboard housing the oil fired central heating boiler and providing ample storage facility.

LOUNGE:

Approx. 21'6 x 12'5. Spacious Lounge with two large side-facing windows and a further picture window overlooking the front with stunning views. Modern colour scheme. Corniced ceiling. Focal point wood burning stove with flu. Feature patio doors which lead out to the front garden. Laminate wood flooring which is continued through into the Dining Area.

DINING AREA:

Approx. 12'1 x 7'9. This area is adjacent to the Lounge and offers a lovely formal dining area or as a small Snug. A door leads from here out into the Hallway.

FAMILY BATHROOM:

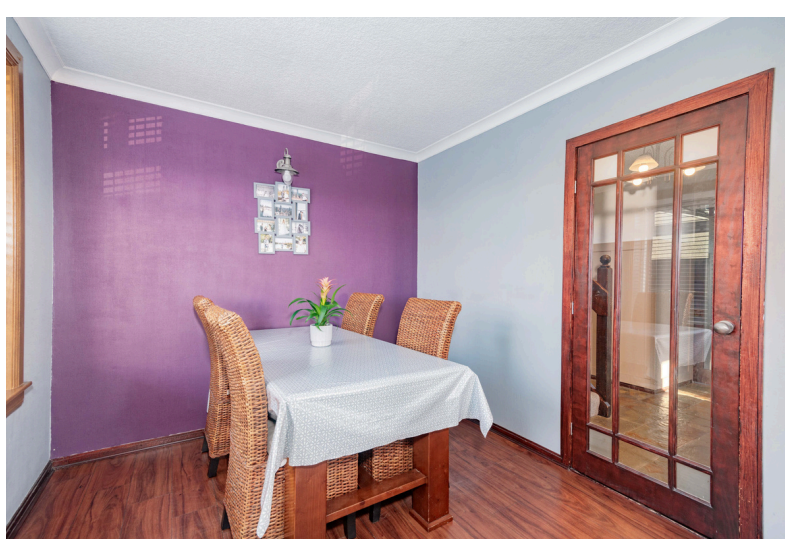
Approx. 8'4 x 5'7. Comprising three piece bathroom suite (WC., wash-hand basin and bath) with a shower over the bath, feature flag stone floor, partial wall tiling.

KITCHEN:

Approx. 16'6 x 8. There are two windows overlooking the rear of the property and offering uninterrupted views of the surrounding fields and countryside. The Kitchen is fitted with a good range of base and wall mounted units, worktop surfaces and tiled splashbacks. Breakfast bar area. Ample space for white goods and a recessed area for a large American-style Fridge/Freezer. Feature large Range style Cooker with an Electric Hob and overhead extractor hood. Large storage/larder cupboard offering ample storage. There is a door which gives internal access through into the Garage. Open plan through to a further rear area offering ample storage and with a Toilet/WC. Laminate wood flooring, continued through from the Kitchen.

TOILET/WC:

Approx. 5'2 x 3'10. Comprising a two piece white suite, with wood-effect panelled walls (parador style).



SUN PORCH:

Approx. 6'6 x 6'8'. A delightful addition to the property with windows all around affording views over the fields and countryside. Laminate wood flooring.

BEDROOM 3: Approx. 11'2 x 8'8. Located on the ground floor, a cosy bedroom with a large window overlooking the side of the property.

UPPER FLOOR ACCOMMODATION:

A natural wood and wrought iron balustrade on the staircase leads to the upper floor. The upper hallway has a gallery style area with laminate flooring. There is a recessed area with roof light currently being used as a dressing area and a further large built-in storage cupboard, which continues along the eaves area.

TOILET/WC: Approx. 6'7 x 4'7. This room is located right beside the main Bedroom and comprises a two piece white suite with vanity unit below the wash-hand basin. Laminate wood effect flooring.

SHOWER ROOM: Approx. 12'9 x 2'10. The Shower Room has been recently upgraded and comprises a WC., wash-hand basin and large walk-in shower compartment, with wet wall panel finish, parador style panelled ceiling with downlighters, tiled effect flooring. Chrome wall mounted towel rail. A door from here gives access to a large attic space.

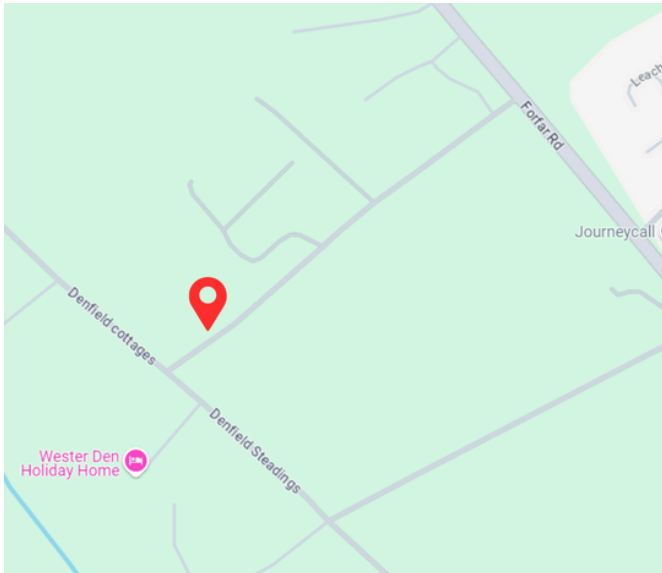
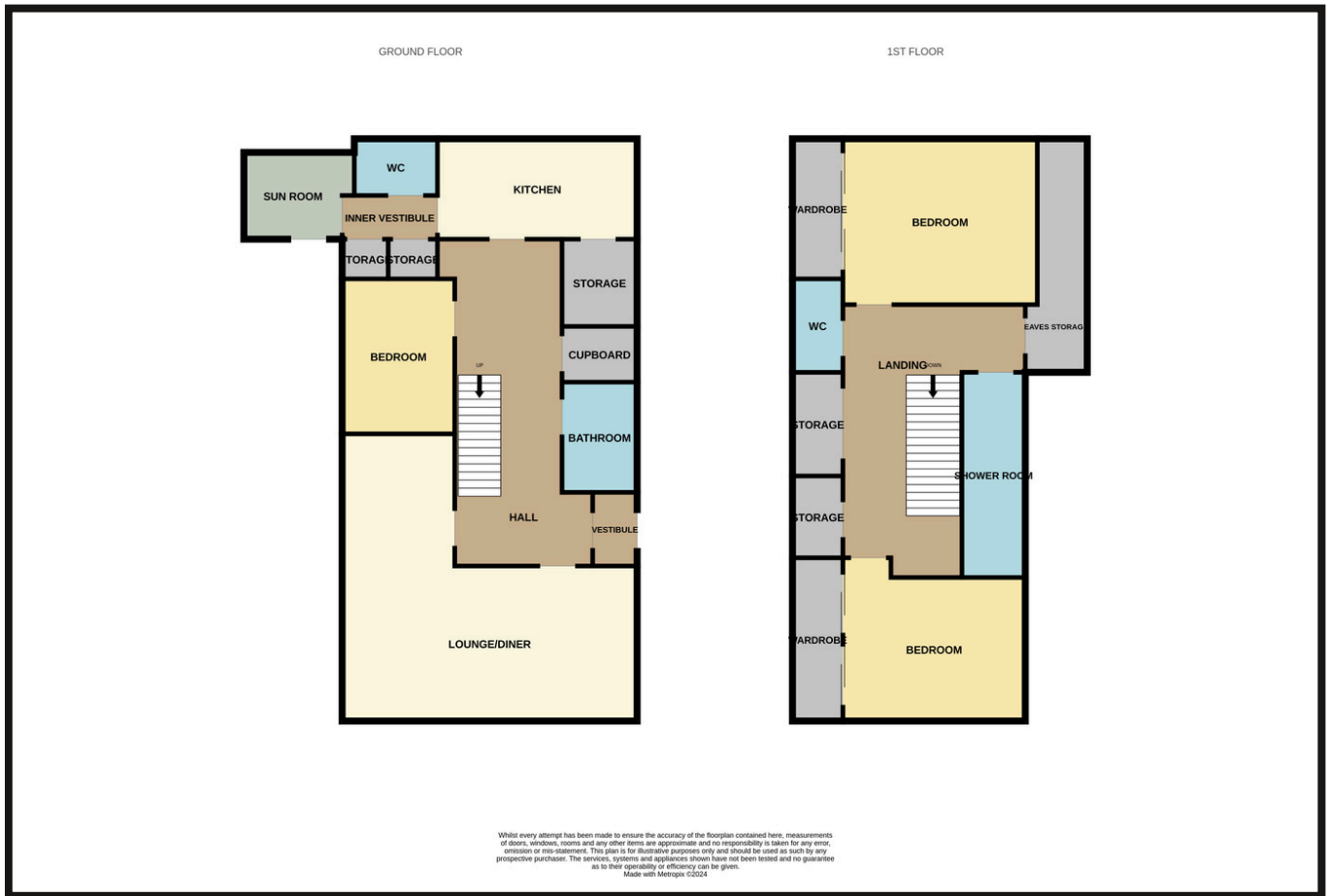
BEDROOM 1: Approx. 14'4 x 9'6. Spacious main Bedroom with large window offering panoramic views over the countryside and beyond. Built-in wardrobes with mirror sliding doors. CH radiator.

BEDROOM 2: Approx. 12'2 x 9'3. Another good sized bedroom with large picture window affording fine views to the front of the property. Built-in wardrobes with mirror sliding doors, a further built-in storage cupboard. CH radiator.

GARAGE: Large Garage with power and light.



Property Professionals



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