

Connelly Yeoman

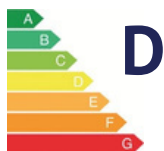


THE PADDOCK, LEYSMILL, ARBROATH, DD11 4RR

DETACHED VILLA



- Set within stunning rural Angus countryside
- Versatile and immaculately presented family home
- Decorated in modern neutral colours with many unusual features
- A large wrap around garden with summerhouse and gazebo



OFFERS OVER
£380,000

Property Description

This modern DETACHED VILLA must be viewed to appreciate the bright, stylish accommodation on offer. Set within an idyllic rural location with open views across the Angus countryside, this immaculately presented family home offers spacious and flexible rooms and has the advantage of a large driveway leading to an integral garage with ample parking for multiple vehicles. Decorated in modern neutral tones with a LPG heating, a septic tank and a CCTV system. Comprising of a spacious lounge with feature fire place, an open plan kitchen/dining/family area, a must for modern living, a ground floor bedroom or home office and a downstairs cloakroom/WC. On the upper floor there is a well appointed master bedroom with en-suite bathroom, 2 further bedrooms, with exceptional built in storage which benefit from a shower room between. Surrounding the property there are mature gardens with multiple areas of interest which have been very well maintained, a summerhouse and gazebo. Early viewing of this most desirable property would be highly recommended.

ACCOMMODATION:

Vestibule, hallway, lounge, WC, dining/kitchen/family room, utility room, 4 bedrooms, family bathroom and shower room

VESTIBULE:

Approx. 5'2 x 4'6. Entry into the vestibule is via a covered porch with a grey double glazed door. The vestibule is light and bright with flag stoned flooring and a further glazed panelled door with views through to the hallway.

HALLWAY:

A bright and spacious hallway with a lovely white staircase leading to the upper floor which has a gallery landing. There is beautiful high gloss flooring and a large understair storage cupboard.

LOUNGE:

Approx. 18'7 x 13'4. A stunning room with glorious views across the open countryside from triple windows with blinds. The room has a very unusual feature fireplace which is double sided also heating the dining room and snug, cornicing and down lights.

BEDROOM 4:

Approx. 10'2 x 9'1. A ground floor, front facing bedroom which could be easily utilised as a home office.

WC:

Approx. 5'11 x 3'9. With a two piece white suite, tiled flooring and neutral décor.

KITCHEN:

Approx. 12'6 x 10'6. A newly installed kitchen is a feature of this home with a range of modern base and wall units, wood effect work surfaces and a tiled splash back. The kitchen opens out to the dining and family area over a breakfast bar. There is a gas hob with extractor and built in double oven. Space for white goods and an integral fridge and freezer.

UTILITY ROOM :

Approx. 9'1 x 8'11. The utility room has a range of base units and the floor and wall tiling runs through both rooms. An external door leading into the garden and there is also access into the integral garage. There is plumb space for a washing machine and tumble dryer. A cupboard houses the hot water tank and has extra shelved storage.

DINING AREA/SITTING ROOM:

Approx. 19'10 x 11'3. An airy space which has the feature fire place shared with the lounge. There are three windows overlooking the side of the property and a large sliding door that leads out into the garden.



GALLERY LANDING:

With a large linen cupboard at the top of the stairs, spotlights to the ceiling. A large bright area which could have many uses. There is also access to the eves for storage.

BEDROOM 2:

Approx. 16'9 x 10'7. A good sized double bedroom with ample space for furnishings and built in wardrobes with sliding mirrored doors and two windows overlooking the rear of the property.

SHOWER ROOM:

Approx. 8'8 x 5'1. In an ideal location, positioned between two bedrooms. With a two piece white suite and separate shower cubicle. The shower room is fully tiled with a wall mounted towel rail and a roof window.

BEDROOM 3:

Approx. 12'8 x 11'5. With two windows overlooking the front of the property this is a bright and airy double room which has a very large walk in wardrobe with sliding mirrored doors and access into the eves for added storage.

MASTER BEDROOM:

Approx. 18'8 X 13'8. A stunning master bedroom with open views across the countryside. With two windows and two roof windows allowing light to flood in. There is fitted shaker style furnishing which would be included in sale, a door leads into the Ensuite.

ENSUITE:

Approx. 9'6 x 7'4. Recently refurbished with concrete style wet wall around the bath and sink. There is a three piece white suite with shower cubicle, a chrome wall mounted radiator, roof light and mirror with light. A second door leads into the landing.

INTEGRAL GARAGE:

The garage is integral to the property and has a large gravel driveway entered via a wrought iron gate.

GARDEN: A substantial, wrap around garden which is mature and easily maintained with a summerhouse.





Property Professionals



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