

Connelly Yeoman

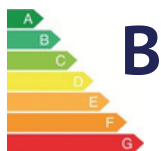


23 CLAPHAM WYND, ARBROATH, DD11 5JZ

DETACHED VILLA



- Set within a very popular residential estate of similar styled properties
 - An immaculately presented family home of generous proportions
- Gas Fired Central Heating, Solar Panels, Double Glazing, and ample storage
- Well laid out gardens to the front, side and rear, driveway to the Garage



OFFERS OVER
£235,000

Property Description

This modern and well appointed DETACHED VILLA must be viewed to appreciate the bright, stylish and spacious accommodation on offer. Set within a very popular and sought after residential estate of similar styled properties, known as "Monarch's Rise" and located on the eastern periphery of the town of Arbroath, yet within easy reach of the excellent and varied amenities the town has to offer. This well presented family home offers spacious rooms over two levels and benefits from Gas fired central heating, Solar Panels and Double glazing. Externally, there are well laid out and extremely well presented gardens, with a lovely enclosed side garden laid out in paved patio, lawn and stone-chipped area with raised flower beds. To the rear of the house is a large double driveway leading to the detached Garage. Early viewing of this most attractive property is highly recommended to appreciate and avoid disappointment.

ACCOMMODATION: ENTRANCE HALLWAY, WC/TOILET, LOUNGE, DINING KITCHEN, UTILITY ROOM; **UPPER FLOOR:-** MASTER BEDROOM & EN SUITE SHOWER ROOM, 2 FURTHER BEDROOMS, FAMILY BATHROOM.

ENTRANCE HALLWAY: Enter into the property via the double glazed composite main entrance door into the Hallway. A welcoming Hallway with a staircase leading to the upper floor accommodation. CH Radiator.

WC/TOILET: Approx. 4'6 x 7'3. Comprising a vanity unit incorporating the wash-hand basin and Toilet. There are inset ceiling spotlights and an extractor fan. CH Radiator.

LOUNGE: Approx. 12'7 x 20'10. A bright and spacious Lounge, with both front and side-facing windows allowing ample natural light into this room. Ample space for furniture settings. CH Radiator.

DINING KITCHEN: Approx. 12'4 x 21'. A spacious Dining and Kitchen area, with the dining area having a front-facing window and there are Patio doors that lead out into the garden. Ample space for dining table and chairs. CH Radiator.

The kitchen area is fitted with a good range of modern base and wall mounted units, worktop surfaces incorporating a stainless steel sink with mixer tap. Under-unit worktop lighting. Built-in stainless steel Oven, Combination Microwave Oven, Gas Hob with a stainless steel splashback and extractor hood above. Integrated Dishwasher, Fridge and Freezer. There is a side-facing window. Inset ceiling spotlights. From the kitchen there is access into the Utility Room.

UTILITY ROOM: Approx. 9'2 x 8'5. Plumbing and space for an automatic washing machine, and space for tumble dryer. CH Radiator. Cupboard housing the electric meter and fuse box. Space for coats and storage. External door leads out to the driveway.



UPPER FLOOR:

Staircase leading to the upper floor. On the upper Hallway there is a rear-facing window and a large, built-in storage cupboard. There is a second built-in storage cupboard, an ideal linen/airing cupboard, housing the water tanks. CH Radiator. Access hatch leading into the loft space.

MASTER BEDROOM:

Approx. 12'9 x 14'6. A spacious double Bedroom with a side-facing window. Built-in double wardrobe with shelving and hanging space, sliding mirror doors. There is a further second walk-in wardrobe with fitted shelving and hanging space, and light. CH Radiator. Access into the En Suite Shower Room.

EN SUITE SHOWER ROOM:

Approx. 8'8 x 6'. Comprising a modern vanity unit incorporating the wash-hand basin and Toilet. There is a large shower cubicle housing a power shower and finished with modern wall tiling. Inset ceiling spotlights. Extractor fan. Heated towel rail. Side-facing window allows natural light and ventilation.

BEDROOM 2:

Approx. 12'4 x 8'10. Another spacious Bedroom, with a side-facing window. CH Radiator.

BEDROOM 3:

Approx. 12'4 x 11'6. Spacious double Bedroom, with both front and side-facing windows. Built-in double wardrobe with shelving and hanging space, sliding mirror doors. CH Radiator.

FAMILY BATHROOM:

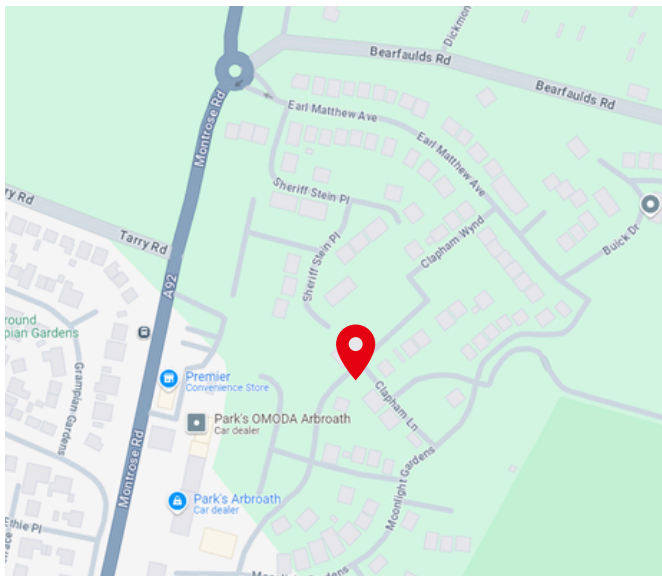
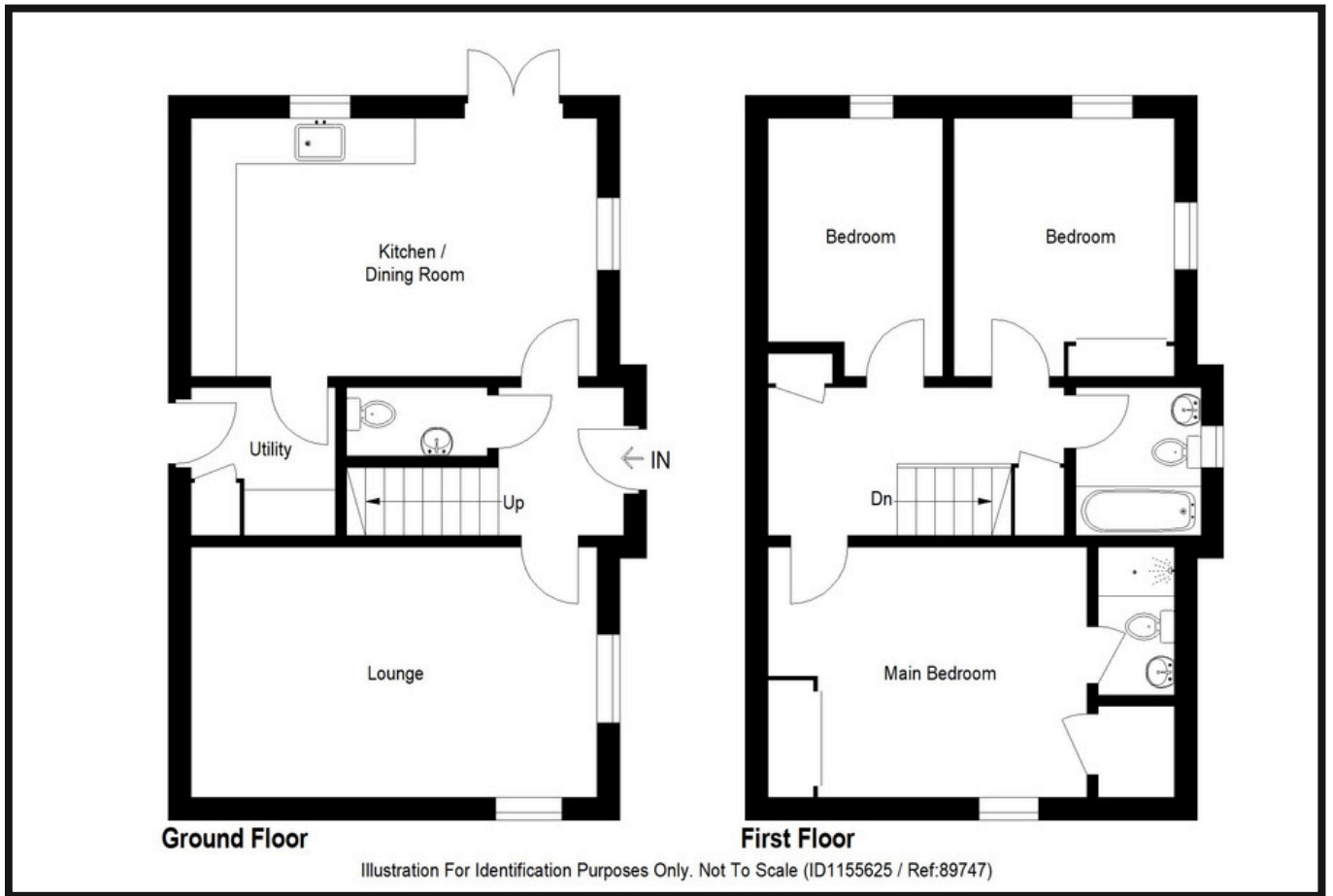
Approx. 8'6 x 7'2. Comprising a vanity unit incorporating the wash-hand basin and Toilet. Separate Bath with shower to tap fitment and over the bath shower. Modern wall tiling. Inset ceiling spotlights. Extractor fan. CH Radiator. Front-facing window allows for natural light and ventilation.

EXTERNALLY:

Neatly laid out front garden area. Driveway to the rear of the property leading to the Garage. The enclosed, side garden is extremely well presented, with a patio area, lawn and a stone-chipped area with raised flower beds. Access into the Garage.



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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