

# Connelly Yeoman



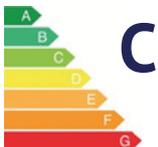
14 SHEPHERD LANE, ARBROATH, DD11 4HZ

DETACHED VILLA



## Key Features

- Set within a very desirable location in a prime corner position
- A superior family home of generous proportions • Gas central heating & Double glazing
- A neatly laid out front garden with large driveway providing parking.
- Fully enclosed mature rear garden with summerhouse and shed



FIXED PRICE

**£260,000**

# Property Description

This immensely appealing and deceptively spacious SUPERIOR DETACHED VILLA offers generous family accommodation on two levels and is set within a quiet cul-de-sac in a popular residential area of Arbroath and is conveniently located close to very popular primary and secondary schools, as well as local services to include shops, railway station and the A92 giving easy access to Dundee. The property has the benefit of gas central heating and double glazing and comprises on the ground floor of a lounge with dining area, kitchen with breakfast area, utility room, bedroom and shower room. The staircase leads to the upper floor which has two further bedrooms, a spacious master bedroom with en-suite shower room and a family bathroom. There is an attractive, easily maintained, garden to the front laid out with mature shrubs and bushes with a large driveway to the side providing parking for several cars. A wooden gate gives access to a large fully enclosed rear garden laid out in lawn with a sunny patio, a summer house and shed.

## ACCOMMODATION:

Hallway, Lounge, Dining Area, Kitchen, Utility Room, Shower Room, & 4th Bedroom.

Upper floor- Master Bedroom with en-suite, 2 further Bedrooms and Family Bathroom.

## HALLWAY:

Approx. 7'6" x 13'8". Entry is into a welcoming spacious hallway with the benefit of a front facing window, staircase leading to the upper floor with an understair recessed area and a radiator.

## LOUNGE:

Approx. 13'3" x 26'9". Accessed via a glass panel door into this bright and airy lounge, tastefully decorated with rear facing window looking into the rear garden, ample room for furnishings and a radiator.

## DINING AREA:

Approx. 10'6" x 8'11". Flowing on from the lounge, with front facing window, ample room for dining table and chairs, spotlights to the ceiling, and a radiator.

## KITCHEN:

Approx. 12'5" x 12'5". A well appointed kitchen with ample room for dining, fitted with modern base and wall mounted units with work surfaces incorporating a stainless steel sink with a mixer tap. Double electric oven, combination microwave oven, gas hob with glass and stainless steel extractor hood above. Integrated dishwasher and fridge-freezer. Spotlights to the ceiling, LED lights at floor level. Door to the Utility Room.

## UTILITY ROOM:

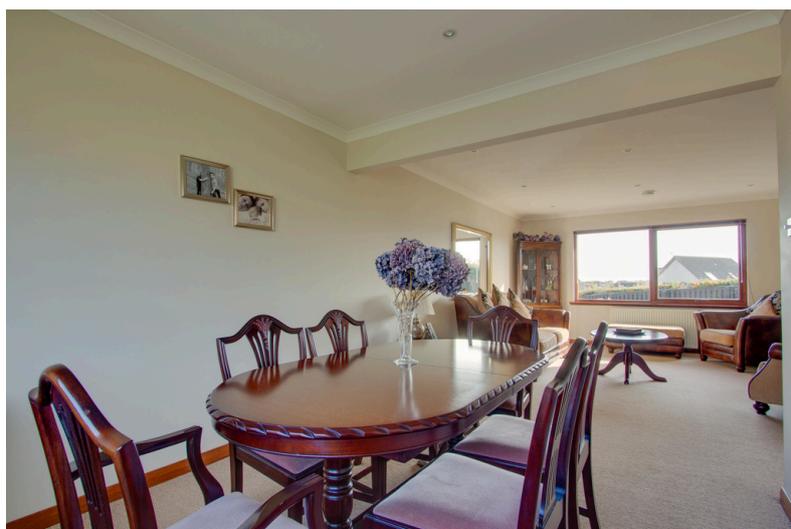
Approx. 5'3" x 8'5". Side facing window with door leading out into the garden. Fitted with base units with work surfaces incorporating a stainless steel sink with a mixer tap, integrated washing machine, and useful store cupboard housing the gas central heating boiler and vented for a tumble dryer. Radiator.

## BEDROOM 4:

Approx. 10'2" x 13'6". Generously proportioned with a front facing window, ample room for furnishings, and a radiator.

## DOWNSTAIRS SHOWER ROOM:

Approx. 3'9" x 7'8". WC, wash hand basin and shower enclosure with glass shower screen housing a power shower. Finished with modern tiling. Bathroom fittings, spotlights, heated towel rail and extractor fan.



**UPPER HALLWAY:**

Staircase leading to the upper floor comprising of a bright and spacious landing with front facing Velux window, large storage cupboard with light, access hatch leading into partially floored loft and a radiator.

**MASTER BEDROOM:**

Approx. 9'9" x 15'4". Bright and well proportioned master bedroom with window overlooking the rear garden. Triple fitted wardrobe with sliding mirror fronted doors, access into the eaves for additional storage. Connecting door to En-suite Shower room. Radiator.

**EN-SUITE SHOWER ROOM:**

Approx. 7'3" x 7'5". Front facing Velux window. Recently upgraded en-suite with a vanity unit incorporating the wash hand basin and WC. A h glass fronted shower enclosure housing a power shower. Finished with modern tiling, tiled floor and heated towel rail.

**BEDROOM 2:**

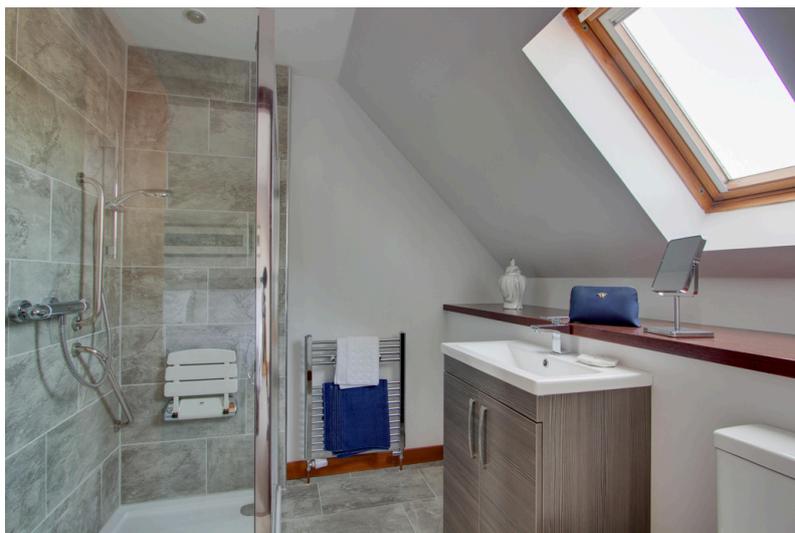
Approx. 10'2" x 9'3". Window overlooking front of the property. Bright and well proportioned double bedroom with ample room for furnishings. Radiator.

**BEDROOM 3:**

Approx. 10'2" x 9'4". Velux window overlooking the rear garden. Attractive double bedroom of generous proportions with ample room for furnishings., access into eaves for further storage, and a radiator.

**FAMILY BATHROOM:**

Approx. 7'5" x 7'2". Rear facing Velux window. WC, wash hand basin and bath and over the bath electric shower. Tiling to the bath, shower and wash hand basin area, tiled floor, bathroom fitments and a radiator.



# Property Professionals

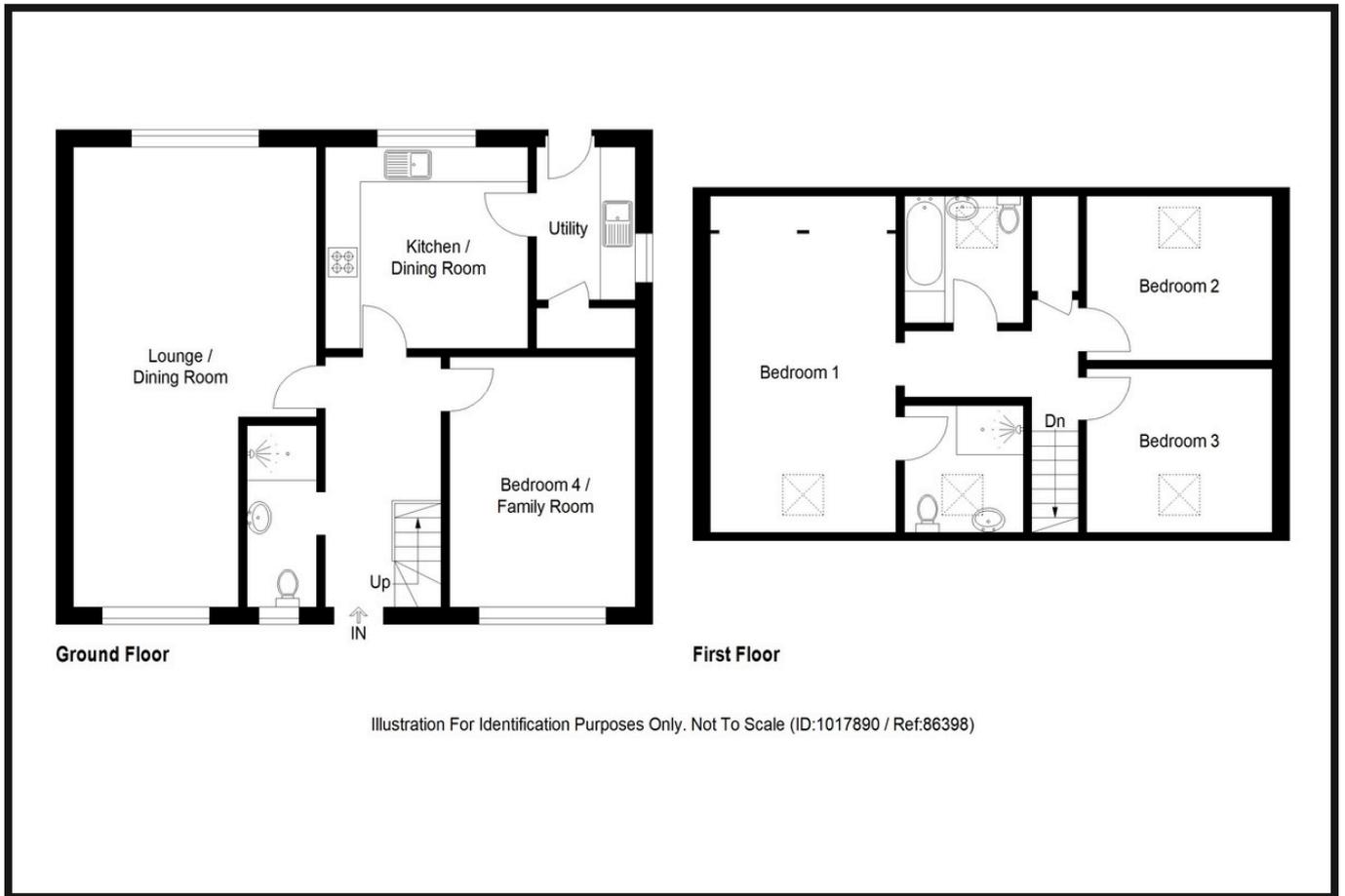
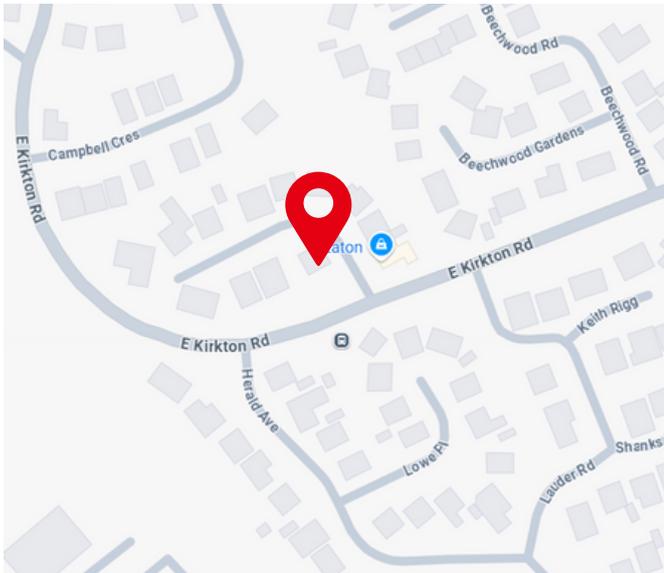


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