

# Connelly Yeoman

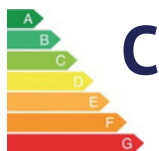


15 DUNCAN AVENUE,  
ARBROATH, DD11 2DA

DETACHED VILLA



- Set within a highly desirable West End residential area convenient for most amenities
  - A well maintained and well presented family home of generous proportions
    - Gas Fired Central Heating and Double Glazing, ample storage
- Easily maintained gardens to the front and rear, Detached Garage and Summerhouse



OFFERS OVER  
**£310,000**

# Property Description

This substantial DETACHED VILLA is ideally situated in a highly desirable residential area to the West End of the town of Arbroath, yet within easy reach of most central amenities and services, including a vast array of national supermarkets, high street shops and close to Angus College, Keptie Pond and the main east coast railway station which serves the town. This distinctive property must be viewed to appreciate the bright and stylish accommodation on offer, with spacious rooms and neutral decor complimented by many original features including original oak parquet flooring which was refinished 2 years ago. There are also the benefits of Gas fired central heating and Double glazing. Externally, a long driveway offers ample off-street car parking and leads to the detached Garage. There are modern brick boundary walls on the front elevation of the house, with modern paving slabs and an area of lawn / rockery area, all neatly laid out. There are also security entry gates on either side of the house. The rear garden is again neatly laid out, with lawn, stone-chip areas, flower and shrub borders. Of particular note, there is a lovely summerhouse in the rear garden offering a delightful "garden retreat" or for use as a Home Office. Early viewing of this most attractive property is highly recommended to avoid disappointment.

**ACCOMMODATION:** ENTRANCE VESTIBULE & RECEPTION HALL, SHOWER ROOM, DINING ROOM or GROUND FLOOR BEDROOM 4, KITCHEN & REAR PORCH/UTILITY AREA, LOUNGE; UPPER FLOOR:- MASTER BEDROOM 1, 2 FURTHER BEDROOMS, FAMILY BATHROOM. LARGE PARTIALLY FLOORED ATTIC.

**VESTIBULE & RECEPTION HALL:** Enter into the side of the property, with the original double opening doors into the Vestibule. The spacious and welcoming Hall area has the original wooden staircase and balustrade leading to the upper floor (new carpeting on the stairs). Original oak parquet flooring which was refinished 2 years ago. Large understair storage cupboard, which has a useful further storage area further back.

In the Hall there is access into a lovely Shower Room.

#### **SHOWER ROOM:**

Approx. 7'5 x 4'6. Comprising WC., and wash-hand basin with built-in vanity cupboards in a white gloss finish at the cistern and wash-hand basin. Shower area/cubicle with feature rain head shower fitment. Large fitted wall mirror. Inset ceiling downlighters. CH Radiator. Side window.

#### **DINING ROOM/BEDROOM 4:**

Approx. 15'7 x 11'8. This room offer adaptable room use, ideal as a formal dining room or a ground floor bedroom. Ornate ceiling cornice. There are large picture windows overlooking the front of the property and allowing ample natural light. Original oak parquet flooring which were refinished 2 years ago. CH Radiator.

#### **KITCHEN & REAR PORCH/UTILITY AREA:**

Approx. 11'8 x 11'8. The original kitchen fitments are retained and this may be a future renovation project for any potential buyers. There are base and wall mounted units in a "retro" turquoise blue colour with stainless steel inlays and bone style handles. Ample space for white goods, cooker, etc. Ample space for a dining table and chairs. Two large built-in storage cupboards. Ceiling cornice and ceiling downlighters. CH Radiator. There is a large window to the side of the property and further large window overlooking the rear garden.

A door from the kitchen leads through into a rear Porch and this space is currently utilised for housing the automatic washing machine and tumble dryer. This leads to a further stone-built area which houses the gas boiler and hot water tanks. Ample storage space. A double glazed external door leads out to the rear garden.

#### **LOUNGE:**

Approx. 15'7 x 12'7. A lovely spacious Lounge, with a large, front-facing picture window. Ample space for furniture settings. Original oak parquet flooring which was refinished 2 years ago.. Ceiling cornice and inset downlighters. CH Radiator.



**UPPER FLOOR LANDING:** Staircase with a mid-landing and rear-facing window. New carpeting on the stairs, leading to the upper floor accommodation. At the top of the stairs there is a large, built-in storage cupboard. There is a large hatch with a Ramsay ladder leading into the attic space which is partially floored, well insulated and there is power and light. Original oak parquet flooring which was refinished 2 years ago.

**MASTER BEDROOM 1:**

Approx. 15'7 x 11'6. A spacious Master Bedroom with a large, front-facing picture window offering rooftop views and which allows ample natural light into the room. Ceiling cornice. Inset ceiling downlighters. CH Radiator.

**BEDROOM 2:**

Approx. 15'8 x 11'6. Another generously proportioned Bedroom, with a large, front-facing picture window. Wood effect laminate flooring. Ceiling cornice. Inset ceiling downlighters. CH Radiator.

**BEDROOM 3:**

Approx. 11'9 x 11'3. Another good sized Bedroom, with a side-facing window. Wood effect flooring. Ceiling cornice. Inset ceiling downlighters. CH Radiator.

**FAMILY BATHROOM:**

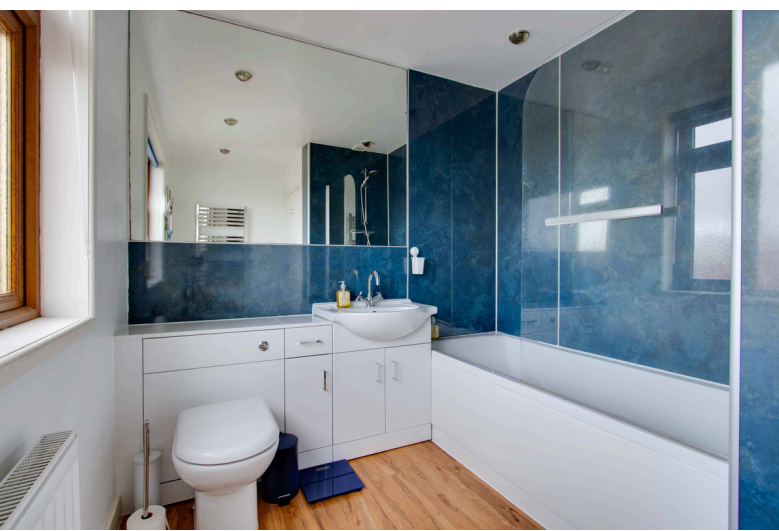
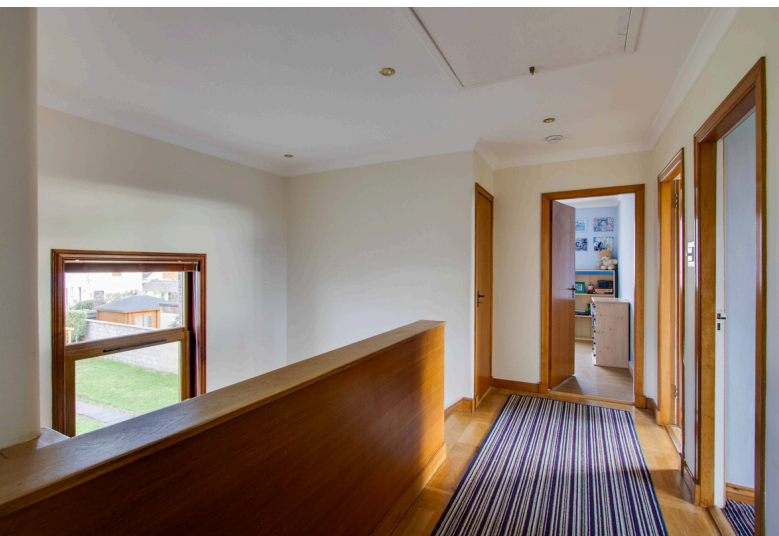
Approx. 9'9 x 7'7. Comprising a three piece white bathroom suite, with built-in vanity units in a white high gloss finish around the cistern and the wash-hand basin. Shower over the bath with a glass shower screen. Modern wet wall panel finish at the bath area. Built-in cabinet with mirrors. Large wall mounted chrome coloured towel rail. Inset ceiling downlighters. Wood effect Karndean flooring. Large, side-facing opaque glazed window allows for natural ventilation.

**GARAGE & GARDENS:**

Detached Garage with power and light and a workshop area to the rear. Security entry side gates. Wood effect roller door.

Easily maintained front garden area, with driveway and pathways to the rear of the property. The enclosed rear garden is laid out for ease of maintenance with lawn, stone-chipped area and flower / shrub borders.

There is a summer house which is fully insulated, complete with power and light and wifi connection, an ideal garden retreat or home office.



# Property Professionals

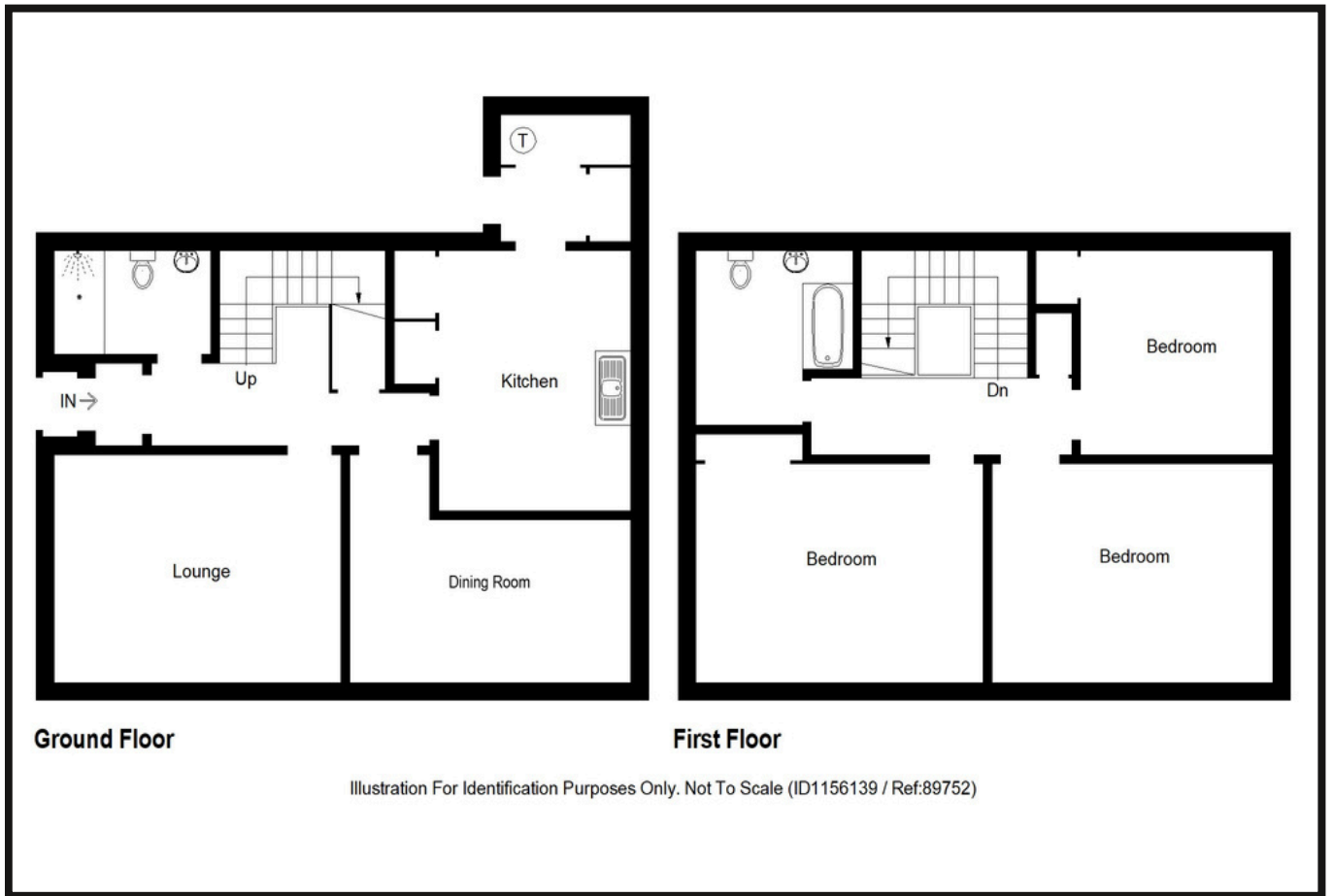
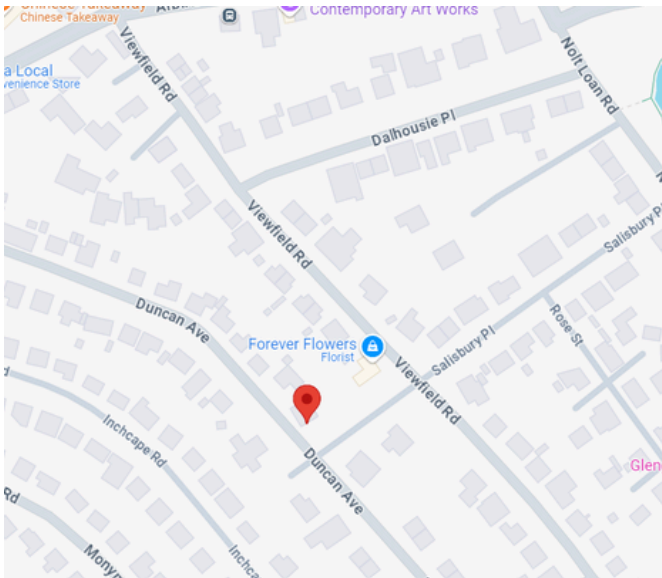


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Yeoman**

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