

Connelly Yeoman



**“DEN VIEW” 18 HERALD AVENUE
ARBROATH DD11 4JJ**

**SUPERIOR DETACHED
FAMILY VILLA**



- Ideally located in a sought after residential area of similar villa properties
- Generously proportioned, versatile family-sized accommodation over two levels
 - Gas Fired Central Heating, Double Glazing, ample storage, Garden Room
- Large driveway, Integral Garage, Immaculately landscaped mature gardens



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OFFERS OVER

£325,000

Property Description

Connelly Yeoman Estate Agency are excited to bring to the property market this stunning SUPERIOR DETACHED VILLA which is located in a much sought after residential area on the northern perimeter of the town of Arbroath, yet within easy reach of most central amenities and services. The town of Arbroath offers a whole wealth of services and amenities, including local and national shops, supermarkets, DIY stores, cafes and restaurants, public houses and various takeaway outlets, together with well regarded primary and secondary schools, and of course not forgetting the lovely seascape areas of the Marina, harbour seafront and coastal walkways. This property is presented to market in exceptionally good order, with neutral decor, modern fittings and finishes, and offers generous, well proportioned family-sized accommodation over two levels, whilst enjoying the benefits of Gas fired central heating and Double glazing. Externally, The property is set within a well established and immaculately presented, landscaped garden. The front area is neatly laid out in lock-block driveway offering ample off-road car parking and leading to the integral Garage. The enclosed rear garden, with gated side access, is laid out in a paved patio area. There is feature under-soffit external lighting and bollard lights line the patio area. A lovely sunny patio area adjoins the Garden Room. Beyond the patio is an immaculately laid out lawned garden, bordered by established shrubs and bushes. Overall, this property is presented in excellent condition, and early viewing is not to be missed.

ACCOMMODATION COMPRISING: RECEPTION HALLWAY, WC/TOILET, DINING ROOM/FAMILY ROOM (OR BEDROOM 5), LOUNGE, DINING KITCHEN, GARDEN ROOM, UTILITY ROOM; UPPER FLOOR:- MASTER BEDROOM WITH EN SUITE SHOWER ROOM, 3 FURTHER DOUBLE BEDROOMS, FAMILY SHOWER ROOM. INTEGRAL GARAGE

RECEPTION HALLWAY:

Enter into the property via the main double glazed front entrance door, with glass inlay. A welcoming hallway, with attractive staircase with natural wood balustrade leading to the upper floor accommodation. CH Radiator. Access into the downstairs WC/Toilet.

WC/TOILET:

Approx. 4'4 x 6'6. This useful downstairs toilet has been recently upgraded and comprises a vanity unit incorporating the wash-hand basin. WC. Wet wall panel finish. Wall mirror. Heated towel rail/CH Radiator. Front-facing opaque glazed window.



Property Description

DINING ROOM/FAMILY ROOM/BEDROOM 5:

Approx. 13'8 x 23'8. A bright and spacious room, offering adaptable room use, perhaps as another bedroom, or an ideal Family Room. Front-facing window. Wood-effect flooring. CH Radiator.

LOUNGE:

Approx. 14'2 x 20'5. Another generously proportioned main room, with a large front-facing window. Ample space for furniture settings and furnishings. Feature stone fireplace and hearth incorporating an Electric Fire. CH Radiator.

DINING KITCHEN:

Approx. 23'8 x 13'8. Spacious Kitchen with ample space for everyday dining table and chairs. The kitchen area is fitted with an extensive range of base and wall mounted storage units, worktop surfaces incorporating a sink with mixer tap. Stainless steel Electric Oven, Hob with extractor hood above. Microwave Oven. Integrated Fridge, Freezer and Dishwasher. CH Radiator. Rear-facing window overlooking the rear garden. Off the kitchen area there is access into the Utility Room.

At the dining area, double doors lead through into the Garden Room.

GARDEN ROOM:

Approx. 13'2 x 18'3. A very lovely addition to the property, with full height double windows that overlook the rear garden, allowing ample natural light into this area. Karndeian flooring. Inset ceiling spotlights. Contemporary vertical CH Radiator. Feature Patio Doors lead out onto the rear garden area.

UTILITY ROOM:

Approx. 13'7 x 6'7. Fitted base and wall mounted units, worktop surface and stainless steel sink with mixer tap. Plumbing and space for an automatic washing machine and space for a tumble dryer. CH Radiator. Rear-facing window and an external door leading out to the rear garden. Internal door into the integral Garage.

INTEGRAL GARAGE:

Approx. 12'10 x 23'5. Spacious, tandem-style garage, with an electric garage door, power and light, water tap. The gas central heating boiler is located here in the garage. Courtesy rear door out into the garden.

EXTERNALLY: The property is set within a well established and immaculately presented, landscaped garden grounds.

The front area is neatly laid out in lock-block driveway offering ample off-road car parking and leading to the integral Garage. The enclosed rear garden, with gated side access, is laid out in a paved patio area, with access into the back of the Garage. There is feature under-soffit external lighting. Bollard lights line the patio area. The lovely sunny patio area adjoins the Garden Room. External electric sockets.

Beyond the patio is an immaculately laid out lawned garden, bordered by established shrubs and bushes. At the other side of the property another area of paved patio wraps around, where there is a Timber Garden Shed.



UPPER FLOOR HALLWAY: Staircase with natural wood balustrade to the upper floor hallway, where there are two built-in storage cupboards offering excellent storage, one shelved with hanging space, the other shelved. Access into the loft space which is partly floored for storage purposes. CH Radiator.

MASTER BEDROOM: Approx. 13'7 x 23'6. A generously proportioned master bedroom, with a front-facing window. Ample space for bedroom furnishings. Fitted wardrobe fitment (shelving and hanging space) bedside cabinets and overhead storage cupboards. Built-in double wardrobe with shelving and hanging space. CH Radiator. Access into the En Suite.

EN SUITE SHOWER ROOM: Approx. 9' x 8'. Comprising a vanity unit incorporating the wash-hand basin and the WC. Large shower cubicle housing a shower. Full wall tiling, Tiled floor. Parador ceiling with inset spotlights. Extractor fan. Rear-facing opaque glazed window allows for natural light and ventilation. Heated towel rail/CH Radiator.

BEDROOM 2: Approx. 13'8 x 15'. Spacious double bedroom, with a front-facing window. Built-in triple wardrobes (shelving and hanging rails) with sliding mirror-front doors. Ample space for bedroom furnishings. CH Radiator.

BEDROOM 3: Approx. 13'8 x 13'10. Well proportioned double bedroom with a rear-facing window. Built-in triple wardrobes (shelving and hanging rails) with sliding mirror-front doors. CH Radiator.

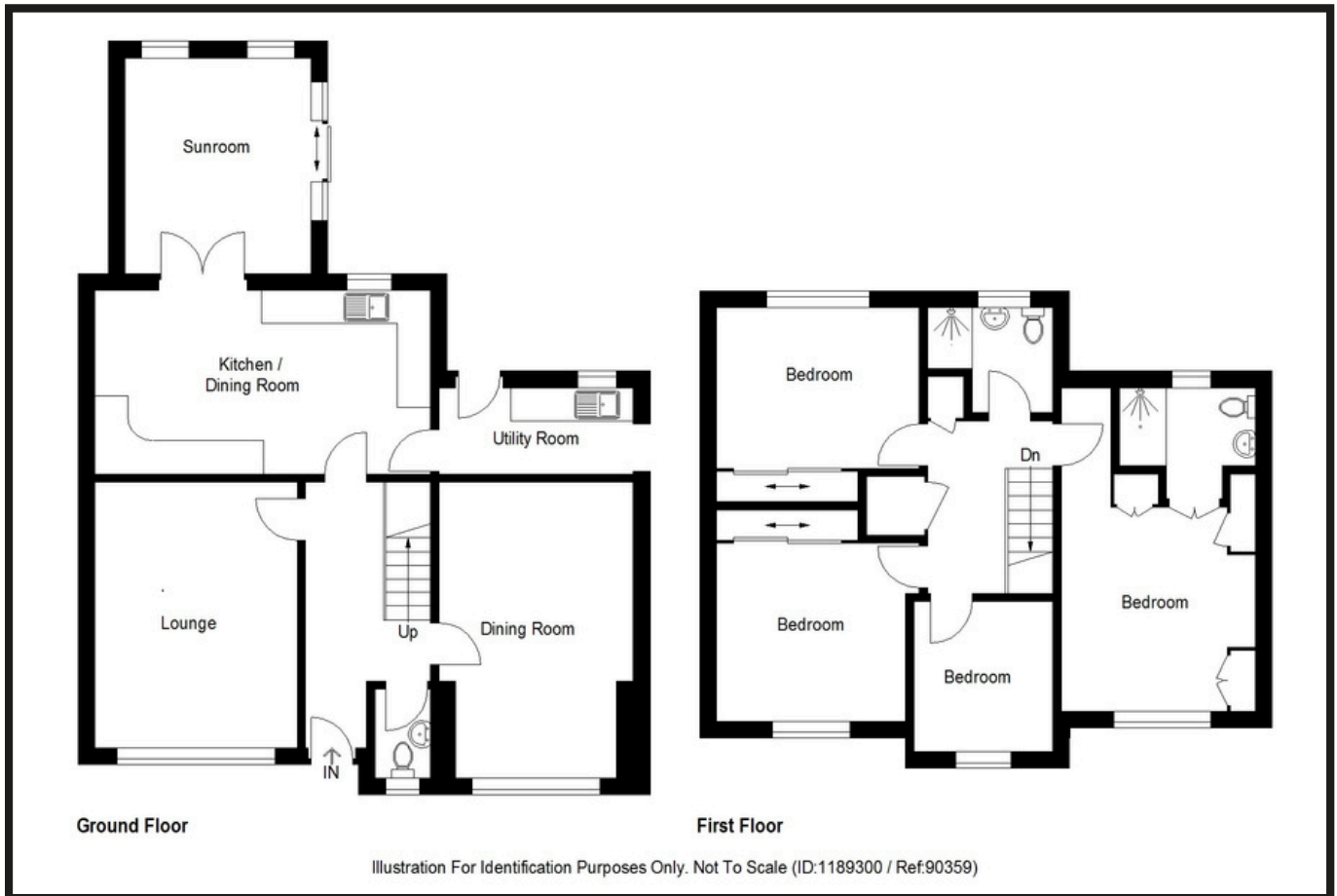
BEDROOM 4: Approx. 10'7 x 12'2. Double bedroom with a front-facing window. This room is presently used as a Study Room/Home Office. CH Radiator.

FAMILY SHOWER ROOM: Approx. 9'4 x 7'8. This room has been recently upgraded and is finished in attractive, modern wet wall panel finish, and has fitted vanity unit incorporating the wash-hand basin and the WC. Large, glass fronted shower area, with hand-held and deluge shower fittings. Parador ceiling with inset spotlights. Extractor fan. Heated towel rail/CH Radiator. Rear-facing opaque glazed window allows for natural light and ventilation.





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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