

Connelly Yeoman

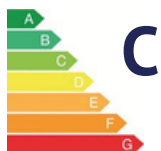


**14 CORSAR CROFT
ARBROATH DD11 4JG**

DETACHED VILLA



- Ideal cul-de-sac location in a very sought after residential area of Arbroath
- A bright and spacious, well presented family home offering excellent accommodation
 - Gas Fired Central Heating, Double Glazing, ample storage
- Large stone-chip driveway offering excellent car parking for multiple cars, Corner Garden plot



OFFERS OVER
£300,000

Property Description

This modern DETACHED VILLA must be viewed to appreciate the bright and stylish accommodation on offer. Set within a sought after residential area of similar detached properties located on the northern perimeter of the town of Arbroath, known locally as "Kirkton" the property offers spacious and well proportioned family accommodation over two levels and benefits from Gas fired central heating, Double glazing and has ample storage. 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 and coastal walkways. Externally, the property is "tucked away" at the top of a small, cul-de-sac, occupying a large corner garden plot and there are mature garden areas surrounding the property. To the front of the property, this area is laid out in a large stone-chip driveway area offering excellent off-street car parking for up to 6 cars. There is a lawn with established shrubs. The large, fully enclosed rear garden is neatly laid out with a sunny patio area, raised deck and drying area. There is a child's summerhouse and wooden shed which are included in sale. Overall, this property offers excellent accommodation / potential for a young or growing family and early viewing is recommended.

**ACCOMMODATION: ENTRANCE VESTIBULE, HALLWAY, WC/TOILET, FAMILY ROOM, LOUNGE, DINING KITCHEN, UTILITY ROOM;
UPPER FLOOR:- MASTER BEDROOM WITH EN SUITE SHOWER ROOM, 3 FURTHER BEDROOMS, FAMILY BATHROOM.**

ENTRANCE VESTIBULE: Enter into the property via the main hardwood timber entrance door into the Vestibule, with a cupboard housing the electric fuse box. A glass panel internal door opening through into the Hallway.

HALLWAY: The Hallway is spacious and welcoming, with the staircase leading to the upper floor and an understair storage cupboard. CH Radiator.

WC/TOILET: Approx. 4'4 x 6'7. Comprising two piece white bathroom suite (WC and wash-hand basin). Modern wall tiling to dado height, attractive wood-effect flooring. CH Radiator. Opaque glazed front-facing window allows ample natural light and ventilation.

FAMILY ROOM: Approx. 14'2 x 20'5. Another bright and spacious main room, with a front-facing window. CH Radiator. Double glass doors lead through into the Dining Kitchen.

LOUNGE: Approx. 13'7 x 22'6. A bright and spacious Family Room, with a front-facing window. Ample space for furniture settings. Feature stone fireplace and hearth incorporating an electric fire. CH Radiator. A glass panel door leads through into the Lounge.

DINING KITCHEN: Approx. 24'6 x 14'4. This very spacious Dining Kitchen is fitted with a good range of modern base and wall mounted units, a co-ordinating marble-effect worktop surfaces, incorporating a sink with mixer tap. Attractive co-ordinating wall tiling. Built-in Electric Double Oven(s), Induction Hob with a modern extractor above. Integrated Fridge and Dishwasher. From this area through into the Utility Room.

In the dining area there is ample space for table and chairs and seating. CH Radiator. Spotlights to the ceiling. Feature Patio doors lead out into the rear garden.

UTILITY ROOM: Approx. 13'8 x 6'6. Fitted base and wall mounted units, worktop surfaces incorporating a stainless steel sink. Plumbing and space for kitchen appliances. Space for a fridge/freezer. Cloaks area. Rear-facing window. Side door out into the enclosed garden.



UPPER FLOOR: Staircase leading to the upper floor hallway area with a cupboard housing the gas central heating boiler. Further built-in shelved storage cupboard. CH Radiator. Access hatch into the loft space.

MASTER BEDROOM: Approx. 13'7 x 23'. A very generously proportioned master bedroom, with both front and rear-facing windows, allowing ample natural light into the room. Ample space for bedroom furniture. Built-in triple wardrobes with shelving and hanging space, sliding mirror doors. CH Radiator. Access into the En Suite.

EN SUITE SHOWER ROOM: Comprising a vanity unit incorporating the wash-hand basin and the WC. Large, double shower cubicle housing a power shower. Modern wet wall finish. Parador style lined ceiling with inset spotlights. Bathroom fitments. Heated CH towel rail. Opaque glazed rear-facing window allows for natural ventilation.

BEDROOM 2: Approx. 14' x 13'8. Spacious double bedroom, with a rear-facing window. Built-in double wardrobes with shelving and hanging space, sliding mirror doors. CH Radiator.

BEDROOM 3: Approx. 13'8 x 15'. Double bedroom with a front-facing window. Built-in double wardrobe with shelving and hanging space, sliding mirror doors. CH Radiator.

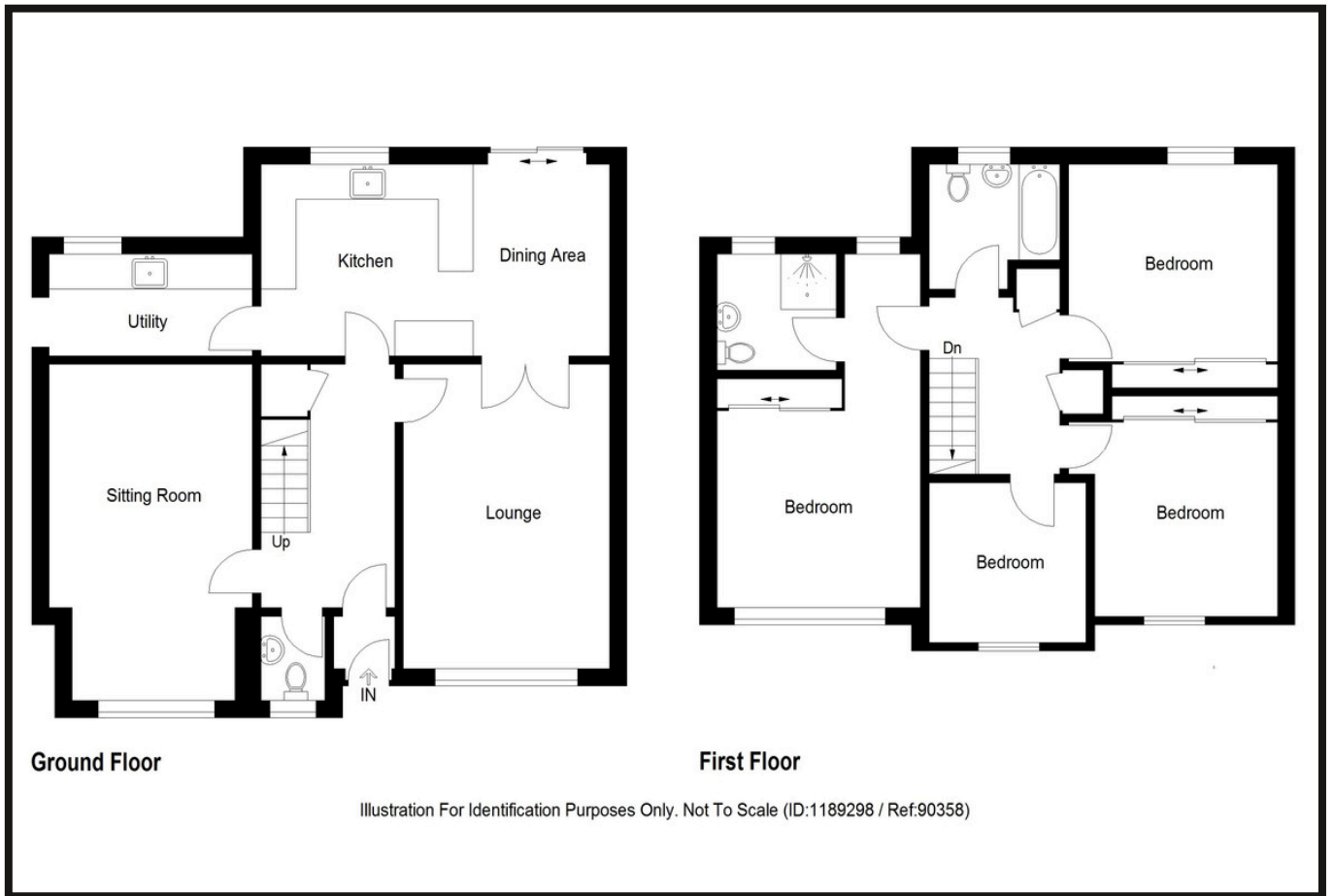
BEDROOM 4: Approx. 10'7 x 12'2 Good-sized fourth bedroom, with a front-facing window. Ample space for bedroom furniture. CH Radiator.

FAMILY BATHROOM: Approx. 9' x 6'. Recently refurbished and comprising a three piece bathroom suite, with built-in vanity units at the wash-hand basin and WC. Separate shower cubicle. Attractive wall tiling. CH towel Radiator. Bathroom fitments. Rear-facing opaque glazed window allows for ample natural light and ventilation.

GARDENS: To the front of the property, this area is laid out in stone-chip driveway offering excellent off-street car parking for 6 cars. There is a lawn with established shrubs. The large, fully enclosed rear garden is neatly laid out with a sunny patio area, raised deck. There is a child's summerhouse and a wooden Shed. Drying area. The side area of garden offers bin storage and a gate leads out to the front of the property.



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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