

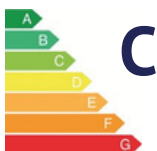


**4 ANTIQUARY GARDENS
ARBROATH DD11 2LA**

DETACHED VILLA



- Ideally set within a desirable residential location close to popular schools and shops
- An attractive, well proportioned Detached Villa offering excellent family accommodation
 - Gas Fired Central Heating and Triple Glazing, ample storage, integral Garage
- Mono-block pavior driveway offers ample car parking, mature established garden areas



OFFERS OVER
£275,000

Property Description

This modern build DETACHED VILLA is ideally located in a small cul-de-sac in a popular and sought after residential area of the town, located just off the Westway area of Arbroath, and within easy reach of most central amenities and services the town has to offer. Arbroath town offers a huge range of local and national supermarkets, the Westway Retail Park is located close-by and there are well regarded primary and secondary schools all within easy reach. This property offers spacious and adaptable, well proportioned family accommodation over two levels and benefits from Gas fired central heating and Double glazing. The property is accessed off the Westway via a mutual tarmac roadway into a small cul-de-sac of 3 properties. The driveway into the property is laid out to a large area of lock-block paving providing ample car parking and access to the integral Garage. There are mature garden areas surrounding the property, with lawn areas and established shrubs, bushes, trees and boundary hedging. The property would suit a variety of buyers and early viewing is recommended.

ACCOMMODATION: ENTRANCE VESTIBULE & HALLWAY, WC/TOILET, GROUND FLOOR BEDROOM 4, LOUNGE WITH BAY WINDOW, DINING ROOM, DINING KITCHEN, UTILITY ROOM; UPPER FLOOR:- 3 BEDROOMS (EN SUITE TO THE MASTER BEDROOM) FAMILY BATHROOM. INTEGRAL GARAGE.

ENTRANCE VESTIBULE: Enter into the front of the property via a substantial entrance door into the Vestibule, where there is a large cloaks/storage cupboard. CH Radiator. From the Vestibule a glass panelled door leads into the Hallway.

HALLWAY: In the Hallway there is a built-in storage cupboard, CH Radiator and the staircase leading to the upper floor. Access into the downstairs WC/Toilet. A glass panel door leads into the Lounge.

WC/TOILET: Approx. 3'10 x 6'8. Comprising white coloured WC., and wash-hand basin, extractor fan. Ceiling spotlights.

BEDROOM 4: Approx. 11'1 x 9'6. Spacious ground floor Bedroom, with ample space for bedroom furnishings and a front-facing window. Built-in double wardrobe, with shelving and hanging space, with sliding wood veneer doors. CH Radiator.

LOUNGE: Approx. 15'4 x 19'. Glass panel door into the Lounge, which is very spacious and offers a variety of furniture settings. There is a feature bay window to the front of the property. Laminate flooring. CH Radiator. From the Lounge there are double glass doors leading into the Dining Room.

DINING ROOM: Approx. 13'6 x 14'5. Another well proportioned room, with ample space for formal dining. Laminate flooring. CH Radiator. Ceiling spotlights. Feature Patio doors lead out to the rear garden, onto a patio/seating area. Access into the Kitchen.

DINING KITCHEN: Approx. 15'4 x 14'1. A generously proportioned Dining Kitchen, with ample space for everyday dining. The Kitchen is fitted with a good range of base and wall mounted storage units, worktop surfaces incorporating a stainless steel sink and mixer tap. Integral Dishwasher. Built-in Double Oven, Induction Hob with extractor above. CH Radiator. Built-in storage cupboard. Access through into the Utility Room.

UTILITY ROOM: Approx. 5'5 x 8'5. Fitted base and wall mounted units, worktop surfaces incorporating a stainless steel sink and mixer tap. Gas central heating boiler. Plumbing and space for an automatic washing machine and space for a tumble dryer. There is another built-in storage cupboard. CH Radiator. External door out to the rear garden.

From the Hallway, staircase to the Upper floor accommodation comprising:-



UPPER FLOOR: landing area with access to the Master Bedroom, 2 further Bedrooms and Family Bathroom. Access hatch into the floored loft space with electric light.

MASTER BEDROOM: Approx. 15' x 14'. A spacious double Bedroom with a front-facing window, and ample space for bedroom furnishings. Two built-in double wardrobes (with shelving and hanging space) and sliding mirror front doors. Built-in storage cupboard. CH Radiator. Access into the En Suite Shower Room.

EN SUITE SHOWER ROOM: Approx. 6'2 x 9'. Comprising a vanity unit incorporating the wash-hand basin, WC., and separate shower cubicle housing a power shower and wet wall panel finish. Extractor fan. Wall tiling to dado height. CH Radiator. Side-facing Velux roof window allows for natural light.

BEDROOM 2: Approx. 10' x 13'4. Another good-sized Bedroom, with a rear-facing window, and ample space for bedroom furnishings. Built-in double wardrobe (shelving and hanging space), sliding mirror doors. CH Radiator.

BEDROOM 3: Approx. 11' x 10'10. Spacious double Bedroom, with a rear-facing window. Built-in double wardrobe (shelving and hanging space), sliding mirror doors. CH Radiator.

FAMILY BATHROOM: Approx. 9'10 x 7'9. Comprising a vanity unit incorporating the wash-hand basin, WC., and jacuzzi corner Bath. Separate shower cubicle with wet wall panel finish and housing a power shower. Extractor fan. Wall tiling to dado height. CH Radiator. Side-facing opaque glazed window allows for natural light and ventilation.

GARDENS: The property is accessed off the Westway via a mutual tarmac roadway into a small cul-de-sac of 3 properties (to the right-hand side). A large driveway into the property, which is laid out in mono-block paving, provides ample car parking and leads to the integral Garage. The property is surrounded by mature garden areas, with lawn areas, mature shrubs, trees and boundary hedging. Garden Shed included in the sale. Rear Patio area ideal for outside entertaining, mature shrubs and hedging.

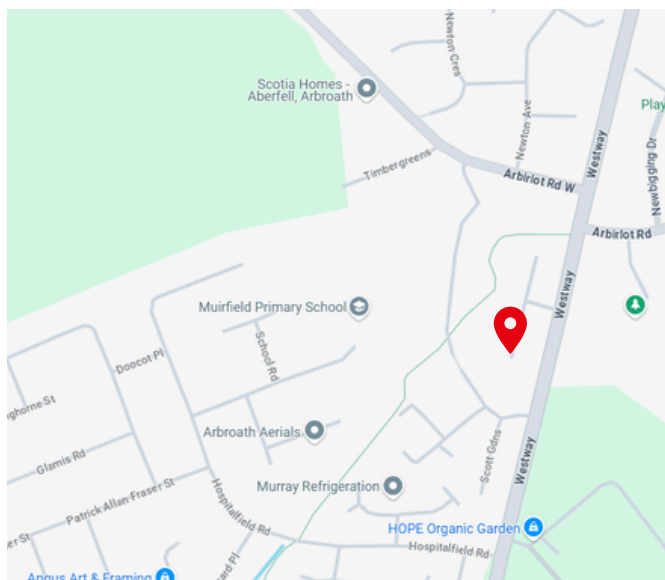
INTEGRAL GARAGE: Approx. 11' x 19'10. Remote control electric door, power and light. Rear-facing window. Access door leads out to the side area of garden.



Property Professionals



Illustration For Identification Purposes Only. Not To Scale (ID:1204123 / Ref:90598)



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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Yeoman**

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