

Connelly Yeoman

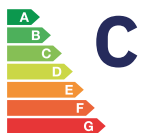


**2 CAENLOCHAN GARDENS
ARBROATH DD11 3HN**

SUPERIOR DETACHED VILLA



- Ideally located in a sought after area of Arbroath with superb views of Keptie Pond & Water Tower
 - Spacious and well appointed Superior Detached Villa offering excellent accommodation
 - Gas Fired Central Heating and quality Double Glazing, many bespoke character features
 - Mature front garden, rear parking and Double Garage, private raised mature garden



5 2/3 4



OFFERS OVER

£340,000

Property Description

This is a very distinctive, modern build SUPERIOR DETACHED VILLA which is located in a highly sought after area of Arbroath, directly opposite the beauty spot of Keptie Pond and as such has superb views stretching over the Pond and up towards the Water Tower. Located within easy reach are most central amenities and services, including well regarded Primary and Secondary schooling, a great selection of national supermarkets, D&A College campus, local cafes and dining options in the popular West Port area, the main east coast railway station serving the town, and of course the splendid Marina, harbour and seascape areas of Arbroath.

This property is presented in excellent order, boasting generously proportioned modern family living spaces, 5 Bedrooms (Master with En Suite Bathroom) a well appointed Family Bathroom; fitted Kitchen with feature Island; large Utility Room and two ground floor Toilets. There are also the benefits of Gas fired central heating and quality Double glazing. Internal decor, fittings and fixtures are modern and tasteful, enhanced by natural wood flooring and panel features.

Externally, the property occupies a lovely mature garden plot, with a large front garden area, bounded by a substantial wall and all neatly laid out with lawn, flower borders of mature shrubs and bushes, mature trees. There are spectacular views over Keptie Pond from the property. A shared mutual driveway leading off Keptie Road leads to the rear of the property, where there is private car parking space and access to the large Double Garage with an Electric up and over door. A pathway leads around the property and there is a covered area leading into the property and access into the Garage. Also of particular note, there is an additional, private and fully enclosed raised garden area, opposite the Garage, with a gate and steps leading up, bounded by wrought iron work, and neatly laid out with lawn pathways, shrub archway, flower borders, mature trees and plants, boundary wall - a real "oasis" of garden located to the rear.

The green shed and storage box are included in the sale.
All blinds and carpets are included in the sale.
All garden statues, sculptures and flower pots are not part of the sale.

Early viewing of this highly distinctive and well presented property is recommended to fully appreciate.



Property Description

ACCOMMODATION COMPRISING:- ENTRANCE VESTIBULE, MAIN HALLWAY, WC/TOILET, OPEN PLAN KITCHEN & DINING ROOM, WC/TOILET, LARGE UTILITY ROOM, SITTING/FAMILY/MUSIC ROOM, L-SHAPED MAIN LOUNGE; UPPER FLOOR:- MASTER BEDROOM WITH EN SUITE BATHROOM & SHOWER, 4 FURTHER BEDROOMS, FAMILY BATHROOM.

ENTRANCE VESTIBULE: Entering from the rear of the property into the Vestibule which has a distinctive, bespoke stained glass internal window frame with an abstract view of Keptie Pond and the Water Tower, an eye-catching feature which is also viewed from the Lounge. In the Vestibule there are built-in storage cupboards offering excellent storage. Access into the downstairs Hallway.

HALLWAY: Approx. A welcoming main Hallway, with feature sensory lighting; replacement composite internal doors in a two tone grey colour; access into the downstairs WC/Toilet. Staircase leading to the upper floor accommodation, with feature exposed original brickwork.

WC/TOILET: Approx. 4'9 x 4'10. Comprising a two piece white bathroom suite, WC., and wash-hand basin; full wall tiling and floor tiling; chrome wall mounted CH towel rail; opaque glazed rear window.

OPEN PLAN KITCHEN & DINING ROOM: Approx. 26'4 x 11'1. This is an extensive room, offering spacious accommodation with a feature Island incorporating a sink and integral Dishwasher underneath; base units in a black high gloss finish and work surface. There are built-in Ovens, an Induction Hob (replaced last year) and NEFF extractor fan above the hob; large rear-facing window overlooking the raised rear garden area; the kitchen area is fitted with an excellent range of base and wall mounted units, display cabinets with lighting; tiled splashbacks; and wood-effect flooring in the kitchen. In the spacious Dining area there is ample space for table and chairs; fitted carpeting in the dining area; a window in this area overlooks the Pond; a door from here leads back through into the Lounge.

Located in the back area is another WC/Toilet.

WC/TOILET: Approx. 6'11 x 4'9.. Comprising a two piece white bathroom suite, WC., and wash-hand basin; full wall tiling and floor tiling; chrome wall mounted CH towel rail; opaque glazed rear window.

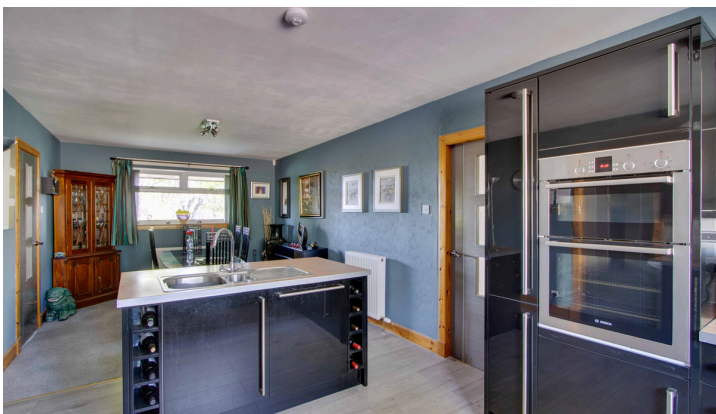
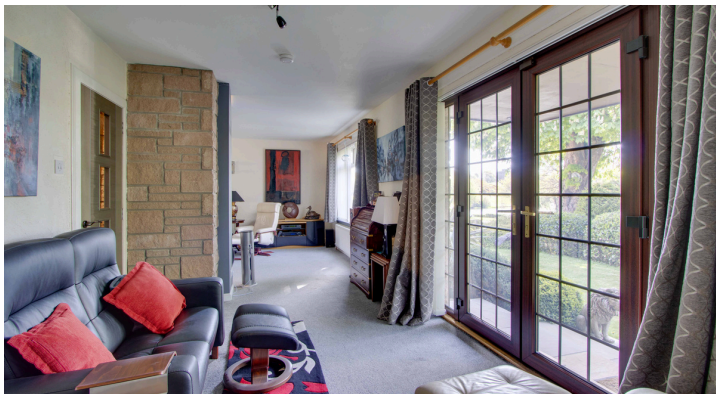
LARGE UTILITY ROOM: Approx. 10'11 x 10'8. Base and wall mounted units in a grey finish; work surfaces; space for a large American-style Fridge/Freezer; the automatic washing machine and dishwasher are included in the sale; large Gas central heating boiler is situated in the Utility. Side-facing window; Rear access door leading into a covered area and access into the Garage.

SITTING ROOM/ FAMILY / MUSIC ROOM: Approx. 18'1 x 15'9. A bright and spacious second Lounge, with a large front-facing window and a further side-facing window, allowing for lots of natural light; hardwood flooring.

LOUNGE: Approx. the length of the room is 25'8 and the width is 26'. Another generously proportioned room, L-shaped with double aspect windows, one to the front affording fine views of the Pond and the other window to the rear; there is a large Media wall with a built-in bespoke fireplace and an inlay area for the television; carpeted flooring; in the L-shape there is another area for seating and a door which leads back into the Hallway; large panelled French doors lead out to the delightful front garden area, an ideal area for outside seating.

UPPER FLOOR: Staircase leading to the upper floor, with wood panelling to the walls and balustrade; upper floor gallery landing area with access to the Bedrooms and Family Bathroom; ceiling downlights.

Large walk-in storage/linen cupboard approx. 8'9 x 3'4 (housing the hot water tank) with fitted shelving; ceiling hatch access into the extensive loft space, which is fully insulated.



BEDROOM 3: Approx. 11'3 x 9'4. Spacious double Bedroom, with a rear-facing window overlooking the garden area; two built-in storage cupboards offering ample storage.

BEDROOM 2: Approx. 13'8 x 10'4. Spacious double Bedroom, with a rear-facing window overlooking the rear garden area; a built-in storage cupboard offering ample storage.

BEDROOM 4/STUDY ROOM: Approx. 8'11 x 7'. Single Bedroom currently used as a Study by the present owners, with a rear-facing window overlooking the rear garden area; wood flooring; glass brick-effect framed window allows for natural light from the landing; neutral decor.

MASTER BEDROOM: Approx. 16' x 11'9. The Master Bedroom is a most generous size and has both front and side-facing windows, allowing for lots of natural light and superb views out towards the Pond and over towards the Water Tower; there are two sets of built-in wardrobes offering excellent storage, hanging rails and shelving; access to the En Suite.

EN SUITE BATHROOM: Approx. 9'1 (at longest) x 7'9. Step up into the En Suite, comprising a white bathroom suite, WC., large wash-hand basin; bidet; bath; free-standing shower cubicle; full wall tiling; slate-effect tiled floor; chrome wall mounted CH towel radiator; Parador-style lined ceiling with inset downlights.

FAMILY BATHROOM: Approx. 9'1 x 7'11. Comprising a four piece white bathroom suite with a P-shaped bath and a full curved shower screen over the bath; bidet; high level opaque glazed window; ceiling downlights; fitted wall mirror with lighting; below the wash-hand basin there are red high-gloss finish vanity units; slate-effect tiled floor; chrome wall mounted CH radiator.

BEDROOM 5: Approx. 12'1 x 9'3. Ideal double bedroom with front-facing window offering superb views over Keptie Pond towards the Water Tower. Double built-in wardrobe.

GARDENS: Mature front garden area, bounded by a substantial wall and all neatly laid out with lawn, flower borders of mature shrubs and bushes, mature trees; decorative screening; rotary clothes dryer. UPVc clad soffits and eaves. Mutual driveway leading to the rear of the property, with private car parking space and leading to the large Double Garage which has an up and over Electric door, double glazed entry door and side window (all recently installed). Pathway leading around the property. Covered area leading into the property and access into the Garage. Outside tap. Private and fully enclosed raised garden area, with a gate and steps leading up to the rear garden, all fully bounded by wrought iron work, and neatly laid out with lawn, flower borders, mature trees and shrubs.





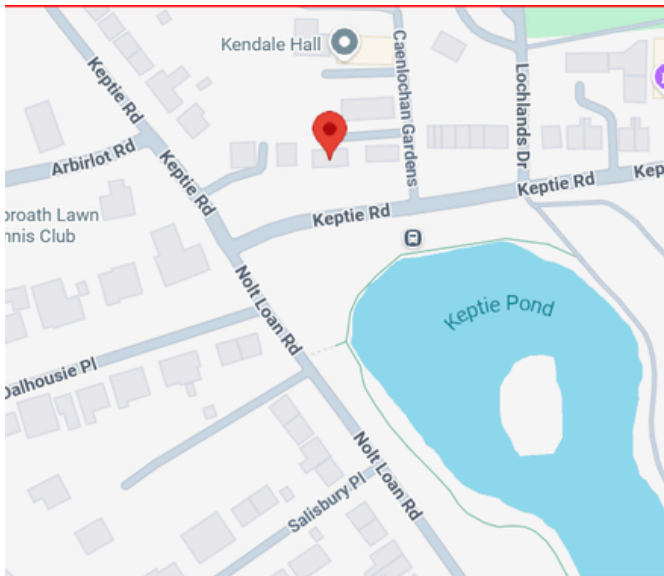








Property Professionals



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