

Connelly Yeoman

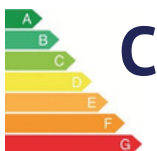


16 CORSAR CROFT, ARBROATH, DD11 4JG

DETACHED VILLA



- Ideally located in a sought after residential estate of similar styled properties
- A well presented Detached Villa offering spacious, family accommodation over two levels
 - Gas Fired Central Heating, Double Glazing and ample storage
- Neatly laid out gardens to the front and rear with a spacious Log Cabin, and driveway leading to the Garage



OFFERS OVER
£270,000

Property Description

This modern, well presented DETACHED VILLA (one and a half storey) is ideally situated in a very popular and sought after residential area of the town, known locally as "Kirkton" on the northern edge of the town of Arbroath, and within easy reach of most central amenities and services the town has to offer, including well regarded primary and secondary schools, local shops and national supermarkets, as well as the main east coast railway station. The property offers spacious, well proportioned accommodation over two levels and benefits from Gas fired central heating, Double glazing and has ample storage. Externally, the front garden is laid out in stone-chips. A long driveway offers ample off-street car parking for several vehicles and leads to the large, detached Garage (tandem style) which has a rear workshop area and pitched roof with additional storage. The fully enclosed rear garden is again neatly laid out, with lawn and patio areas and in the garden is a large, superior detached Log Cabin which could be used for a variety of uses including office/home working or ideal as an outdoor entertainment space. Overall, this property offers excellent family-sized accommodation and early viewing is highly recommended.

ACCOMMODATION: ENTRANCE HALLWAY, BATHROOM, LOUNGE, BEDROOM 4/FAMILY ROOM/HOME OFFICE, BEDROOM 3, DINING KITCHEN; **UPPER FLOOR:-** MASTER BEDROOM 1, BEDROOM 2, SHOWER ROOM. **DETACHED LOG CABIN/HOME OFFICE**

ENTRANCE HALLWAY:

Enter into the property via the main side entrance door into the hallway, with wood-effect flooring and staircase leading to the upper floor accommodation. CH Radiator. Access into a downstairs Bathroom. Access into the Lounge.

BATHROOM:

Approx. 8'8 x 6'6. Comprising WC., wash-hand basin and bath with an over the bath shower. Wall tiling. Bathroom fittings. CH Radiator. Built-in cupboard housing the electric fuse box and meter. Side-facing opaque glazed window offering ample natural ventilation.

LOUNGE:

Approx. 13'8 x 19'6. Enter through a 15 pane glass panelled door into the spacious lounge with a large, front-facing window. Wood-effect flooring. CH Radiator.

BEDROOM 4/FAMILY ROOM/HOME OFFICE:

Approx. 14'2 x 11'6. A versatile room offering a choice of room use, ideal as a ground floor bedroom or family/playroom/home office. Front-facing window. CH Radiator.

BEDROOM 3:

Approx. 13'5 x 14'4. Another good-sized room, ideal as another bedroom, with a rear-facing window. Built-in triple wardrobes with shelving and hanging space, sliding mirror-front doors. CH Radiator.

DINING KITCHEN:

Approx. 11'9 x 19'4. Spacious dining kitchen, which is fitted with base and wall mounted units, worktop surfaces incorporating a stainless steel sink with a mixer tap. Built-in Electric Oven, Gas Hob with extractor above. Plumbing and space for an automatic washing. Space for a dishwasher. Space for fridge/freezer. Ample space for dining table and chairs. Built-in shelved larder cupboard. CH Radiator. Feature patio doors lead out into the rear garden. Side-facing window.



UPPER FLOOR HALLWAY:

Attractive wooden staircase to the upper floor level, with a side-facing velux window which allows ample natural light onto the staircase and upper floor. Upper hallway which has a walk-in shelved storage cupboard with light (further access into the eaves space for additional storage). Access hatch and a fitted loft ladder into the floored loft space).

MASTER BEDROOM 1:

Approx. 18'8 x 17'3. A very spacious main bedroom with a rear-facing window. Ample space for bedroom furnishings. Built-in storage cupboard. CH Radiator.

BEDROOM 2:

Approx. 13'6 x 11'5. Another good-sized second bedroom, with a front-facing window. Large, double walk-in wardrobe with shelving, hanging space and light. CH Radiator.

SHOWER ROOM:

Approx. 7'8 x 9'3. Comprising a vanity unit incorporating the wash-hand basin and the WC cistern, with a vanity area and mirror. Corner shower cubicle housing a power shower which is finished with wall tiling. Inset ceiling spotlights. Tiled floor. Access hatch into the eaves space (additional storage). Side-facing velux window.

GARDENS & GARAGE:

The front garden is laid out in stone-chips, all for easy maintenance. Long tarmac driveway offering ample off-street car parking and leading to the Garage.

GARAGE: Approx. 14'4 x 40'. Long, tandem-style detached Garage, with a workshop area to the rear, power and light, up and over garage door and side entrance door into the rear garden. Pitched roof which is floored for additional storage.

Fully enclosed rear garden, laid out in lawn and large patio area, all enjoying a sunny aspect. Security cameras in situ, external lighting and power points.

Superior detached Log Cabin which measures approx. 18'8 x 14'8 with power and light and housing a Hot Tub which could be available by separate negotiation. The log cabin offers an ideal home office area for home working, or a bar/entertainment area, children's playroom. There is a large raised deck with timber overhang for shelter and outside seating as you enter into the cabin.



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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