

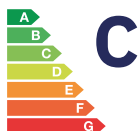


**"THE MAPLES" 1 DOUGLAS AVENUE
ARBROATH DD11 4JQ**

SUPERIOR DETACHED VILLA



- Most attractive and exceptionally well presented Superior Detached Villa
- Located in a much sought after residential area of Arbroath within easy reach of amenities
 - Gas Fired Central Heating, quality replacement Double Glazing, ample storage
- Extensive upgrading only recently completed, modern fittings and fixtures, stylish decor
 - Large mono-block front area, landscaped rear garden, Large Summerhouse



**OFFERS OVER
£335,000**

Property Description

Connelly Yeoman Estate Agency are excited to present to the market this exceptionally well presented large SUPERIOR DETACHED VILLA which occupies a corner garden plot located in the much sought after residential area of Kirkton, on the northern perimeter of the town and within easy reach of central amenities and services. The property is presented in immaculate order, both inside and out, with the current owner having completed an ongoing program of upgrading and modernisation throughout. Of particular note, an extension to the rear of the house was completed only 2 years ago, complete with folding bi-folding doors which truly brings the outside in. Most of the windows have been replaced with quality double glazing which was installed only just recently,, complete with a new front entrance door (just replaced a couple of months ago). Internal fittings, fixtures and finishings are all on modern and stylish lines, complete with oak wood replacement internal doors and recently laid Herringbone vinyl flooring. Externally, the front garden area is laid to mono-block paving offering extensive off-road car parking and leading to the Garage. The enclosed rear garden was professionally landscaped in 2018 and boasts a mono-block patio area, artificial grass and there is a superb large Summerhouse snug and bar which has double glazing and French entrance doors, ideal for outside entertaining. Overall, this is very fine example of a super family size home and early viewing is highly recommended to appreciate. 5 minute walk to the local playgroup, nursery and primary school. 2 minute walk to St Vigeans nature trail and Hercules Den where there are 2 full sized football pitches, basketball court and a kids playpark nearby. 3 minute walk to access public transport for the local bus route.

ACCOMMODATION COMPRISING:- ENTRANCE HALLWAY, WC/TOILET, LOUNGE, LARGE DINING KITCHEN, UTILITY ROOM, REAR EXTENSION FORMING A MODERN FAMILY LIVING SPACE; **UPPER FLOOR:-** MASTER BEDROOM WITH EN SUITE SHOWER ROOM, FAMILY BATHROOM, 3 FURTHER SPACIOUS BEDROOMS. LARGE SUMMERHOUSE & GARDEN SHED.



Property Description

ENTRANCE HALLWAY: Quality replacement double glazed front entrance door (5 lever lock) entering into the property, into the Hallway. The Hallway is spacious and welcoming with recently laid pattern vinyl flooring, continued through. CH Radiator. Understair recessed area and attractive staircase leading to the upper floor accommodation.

WC/TOILET: Approx. 4'10 x 3'7. Comprising a WC., and wash-hand basin; partial wall tiling to dado level height; CH Radiator; opaque glazed window.

LOUNGE: Approx. 17'1 x 11'10. The Lounge is bright and spacious, offering scope for various furniture settings; with a full built-in media unit (included in the sale) incorporating built-in lighting (operated by a central wall switch); bespoke panelling on the rear wall; recently laid Herringbone pattern wood flooring. CH Radiator. Feature oak French doors lead through into the Dining Kitchen.

LARGE DINING KITCHEN: Approx. 18'2 x 11'. The Kitchen is of an exceptional quality, fitted with a superb range of modern base and wall mounted units in a white high gloss finish with complimentary black trim; a central cooker Island which has granite work surfaces and space for at least four seating spaces; black mosaic tiled splashbacks; feature LED lighting around the units and on the skirting/kick boards; modern electrical socket points; Built-in Induction Hob and a modern contemporary extractor hood above; **large American-style Fridge/Freezer which is for negotiation;** contemporary wall mounted CH Radiator; LED ceiling downlights; large rear-facing window overlooking the rear garden. Access to the rear extension and Utility Room. External wood door leads out to the rear.

Open plan into the rear extension on the property.

UTILITY ROOM: Approx. 12' x 5'3. This room is again fitted with modern base and wall units in a modern contemporary finish, white high gloss finish with black trim; marble-effect work surface; plumbing for an automatic washing machine and further space for white goods; CH Radiator. An oak door leads through into the integral Garage (wall controls in the garage for the remote garage door).

INTEGRAL GARAGE: Approx. 19 x 11'5. A spacious garage which can be accessed from the Utility room; remote control Everest front garage door, power and light, and there are storage cupboards and shelving, ideal for further storage. The Worcester Bosch combi gas central heating boiler is located in the garage. There is a also a cold water tap.

FAMILY LIVING SPACE: Approx. 11'4 X 10'7. This area forms a lovely extension to the property, completed by the current owners in 2025 and allows for a very modern living space; there are two remote control velux roof windows together with modern and very stylish bi-fold doors (in a slate grey finish) which makes the outside really come into the space and these doors lead out into the rear garden; there is an acoustic wall and on this wall there are display units which will be included in the sale; bespoke wall panelling in a dark navy colour scheme; contemporary wall mounted CH Radiator.



UPPER FLOOR: Attractive staircase with bespoke wall panelling on the stairway, leading up to the gallery landing area which is bright and spacious and has a built-in linen cupboard and a further large shelved storage cupboard. Access hatch into the loft space.

MASTER BEDROOM: Approx. 14'1 x 11'6. A generously proportioned master bedroom with a large picture window overlooking the front of the property and a further window allowing for lots of natural light; ample space for bedroom furniture; built-in triple wardrobes with sliding doors (one of which has a mirror inlay and the others are opaque/frosted); CH Radiator. Access through into the En Suite.

EN SUITE: Approx. 7'9 (into the shower area) x 5'8. The En Suite has been recently completed and comprises of a WC., and wash-hand basin both set within vanity unit with storage below; large shower enclosure with a rain head shower and separate hand-held deluge shower fitment; sliding glazed doors with chrome fittings; wet wall panelled walls and splashback areas in a grey marble-effect finish; black finish display shelf; chrome wall mounted CH towel rail; wood-effect flooring; paradox-style lined ceiling with downlights; extractor fan; opaque glazed window allows for natural light and ventilation.

FAMILY BATHROOM: Approx. 7'10 x 6'6. A well appointed family bathroom which has a three piece white bathroom suite with a shower over the bath; black framed shower screen; black wall tiling at the bath area; oak vanity unit below the wash-hand basin; wall mounted bathroom cabinet; high-level opaque glazed window allows for natural light and ventilation.

BEDROOM 2: Approx. 11'6 x 11'6. A bright and spacious double size bedroom with a rear-facing window; built-in triple wardrobes with mirror sliding doors; CH Radiator.

BEDROOM 3: Approx. 12'8 x 11'6. Another spacious double bedroom with a front-facing window; built-in triple wardrobes with mirror sliding doors; CH Radiator.

BEDROOM 4: Approx. 10'10 x 8'10. The fourth bedroom is still a really good size, with a front facing window; CH Radiator.

GARDENS: The property sits on a spacious corner garden site, with the main front and side areas laid to mono-block pavior which can easily accommodate 4/5 cars and leads to the Garage. Side pathway and access gate leading to the rear garden; outside water taps - both hot and cold fill (ideal for hot tub fill). Replacement lightweight side gate.

The fully fence enclosed rear garden is all neatly laid out, with artificial lawn area, paved pathway all the way around, timber fencing with a side entry gate; large Garden Shed; further mono-block area - **ideal for a Hot tub and the Hot Tub can be available for sale by separate negotiation.**

LARGE SUMMERHOUSE: Approx. 20'6 x 9'6 with composite steps into the Summerhouse (built 2022/23), an ideal outside entertainment space which has double glazing and French doors leading out; ample space for furnishings; bar area; ceiling downlights and electric sockets; grey wood-effect flooring; large storage cupboard (approx. 5'9 x 3'6) with a window.











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.

**Connelly
Yeoman**

tspc

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