

This detached villa benefits from gas-fired central heating with comb-boiler, uPVC double glazing, fully fitted kitchen with integral appliances, utility room, fully fitted master bedroom with en-suite shower room, quality four-piece bathroom suite with interconnecting doors, cloakroom and sun lounge which serves as another public room. Features include fireplace, downlighters, security alarm system and Amtico flooring.

There is a monobloc driveway with parking for several vehicles leading to a double garage with remote control door, power, light and internal courtesy door. The property occupies a corner site which has been landscaped with lawn and established shrubs, all well bounded and defined by low level stone dyke and timber fencing.

Accommodation:

Vestibule, Hallway, Cloakroom, Lounge, dining Room, Family Room, Utility Room, Double Bedrooms, Bathroom/En-suite, En-suite Shower Room, Double Garage, Gardens Front, Side and Rear.

Entrance Hallway: Wood and ornate double-glazed door with decorative inset and co-ordinating side panel. Wood and split pane bevelled glass door and two side panels leading to hallway.

Hallway: Staircase to upper floor accommodation with natural wood banister and balustrade. Downlighters. Useful storage cupboard with light and housing fuse box and electricity meter.

Cloakroom: Approx. 6'11 x 3'10. Two-piece white coloured 'Roca' suite incorporating WC and wash hand basin. Chrome accessories and mirror. Double glazed frosted glass Georgian bar window to front and Extractor fan.

Lounge: Approx. 15'10 x 16'5. Bright and spacious room. Double-glazed Georgian bar windows looking to front of property. Attractive fire surround. Wood and split-pane bevelled glass double doors to both hallway and dining room. TV and telephone points.

Family Room: Approx. 10'5 x 11'11 at widest point. Connecting door to hallway. TV point. Ceiling light/fan unit. Under stair storage cupboard with light.

Dining Room: Approx. 15'10 x 9'11. Another spacious public room. Double-glazed window looking to rear and enjoying views towards Angus Glens and Strathmore. Wood and split-pane bevelled glass double doors to lounge. Wood and split-pane bevelled glass doors to family room. Access to dining room. Feature arches leading to both the kitchen and sunlounge.

Sun Lounge: Approx. 12'6 x 11'7. Another public room. Double-glazed windows to all sides and double-glazed French doors. Ceiling light/fan unit.

- Kitchen/Dining: Approx. 15'4 x 13'6. Arch to family room. Fitted with a range of quality Beech base, wall and drawer units. Integral double oven, microwave and five-ring gas hob with extractor hood, dishwasher, fridge and freezer. Space for table and chairs. 1½ granite effect sink and drainer with mixer tap. Tiled to splashback. Glass display units. Double-glazed window. Downlighters. Door to utility room.
- Utility Room: Approx 6'1 x 8'5. Co-ordinating base and high-level storage units with kitchen. Stainless steel sink and drainer with mixer tap. Gas central heating boiler. Wood and double-glazed door to side of property. Door leading to double garage.

Upper Floor Accommodation

- Upper Floor Landing: Hatch to loft storage space with Ramsay ladder. Shelved airing cupboard. Smoke alarm.
- Master Bedroom: Approx 16' x 15'11. An exceptionally spacious double bedroom. Double glazed Georgian bar windows looking to front. Fully fitted bedroom furniture incorporating mirror fronted wardrobes, bedside cabinets, glass display shelving, overhead storage and vanity unit. Further corner drawer unit. TV and telephone points. Door to en-suite shower room.
- En-suite Shower Room: Approx. 6'4 x 8'. Three-piece white 'Roca' Suite incorporating WC, wash hand basin and double shower cubicle. Co-ordinating accessories and mirror. Fully tiled floor and ceiling. Fitted drawer and cupboard units. Downlighters. Shaver socket. Extractor Fan.
- Bedroom 2: Approx. 12'8 x 10'5. Double bedroom. Double-glazed window looing to rear enjoying views towards Glens and Strathmore. Double fitted wardrobes with shelving and hanging rail.
- Bedroom 3: Approx. 11'11 x 12'3. Another spacious double bedroom. Double-glazed window looing to rear. Double fitted wardrobes with shelving and hanging rail. Door to en-suite bathroom.
- Bedroom 4: Approx. 12'1 x 10'5. Double bedroom. Double-glazed Georgian bar windows to front. Shelved storage cupboard. Telephone point.
- Integral Double Garage: Remote control up and over door, radiator, power sockets. Internal walls are painted