



Petrie Way, Arbroath

Offers Over £219,000





THE PROPERTY

*****Fabulous & Generously Proportioned Family Home***** Located in an exclusive and child friendly cul-de-sac with wonderful open views to the rear. This high-specification home offers an astute buyer the chance to purchase a substantial well-maintained property which has been presented to the market in immaculate condition.

Upon entering the welcoming reception hallway, you quickly realise just how fabulously spacious this villa really is. A glass panel hardwood door offers access to the lounge and streams light into this already bright and airy room. Light from the large double-glazed window formation further enhances the feeling of spaciousness.

There is a beautifully presented and conveniently located downstairs W.C. comprising of a two-piece white glazed suite. Flooring is a combination of ceramic tiles, laminate and quality carpeting. The property also benefits from gas central heating and double glazing giving each room a lovely warmth.

The recently fitted modern dining kitchen is of the highest quality and has an impressive specification featuring an induction hob, extractor, built in oven and eyelevel grill, integrated fridge freezer and dish washer. Copious high-quality cream coloured units with handleless soft closing drawers and doors are complimented by the oak effect worktops. This stunning kitchen has a separate utility room which features additional floor and wall mounted units, worktop and stainless-steel sink.

The side of the property and single garage can also be accessed from the utility room.

The splendid formal dining room benefits from views out to the rear garden via double glazed patio doors which lead to a private decking area. The delightful back garden has open views and is the perfect place for outdoor entertaining in those summer months. The rear garden is very easily maintained and is a credit to the owners.

The upper hall level gives access to the 4 well-presented bedrooms, Family Bathroom, cupboards and loft. The Master Bedroom is exceptionally spacious with 2 mirrored panelled fitted wardrobes and benefits from an en-suite shower room with of a large walk-in shower, W.C. and wash hand basin.

The super-stylish family bathroom consists of a modern three-piece white suite with shower over bath.

An easily maintained front lawn and mono block driveway leading to an integral garage are accessed from this delightful child friendly cul-de-sac.

Conveniently located within a short walk to the local schools, Inverbrothock Primary, Warddykes Primary and Arbroath High School. Arbroath is great for Country walks, outdoor pursuits such as fishing and watersports and a range of leisure activities. Arbroath is also an extremely attractive harbour town that comes complete with a superb medieval abbey. The old harbour remains in action and long sandy beaches and stunning sandstone cliffs stretch out on either side of the town. It also has its own train station offering easy commuting to Aberdeen, Edinburgh and further afield.

Please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you.

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