Connelly Yeoman



TIGH NA MARA, 1 THE STEADING, AUCHMITHIE, DD11 5SL

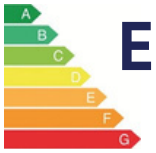
DETACHED BUNGALOW







- Set within the picturesque and desirable village of Auchmithie
- An immaculately presented home with stunning uninterrupted sea views
- LPG heating and triple glazing
- Beautifully landscaped gardens with stunning feature pond, summer house and garage



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OFFERS OVER

£300,000

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Property **Description**

This DETACHED BUNGALOW must be viewed to appreciate the stunning sea views and generous accommodation on offer. Situated in the very picturesque fishing village of Auchmithie, which lies in the heart of beautiful Angus countryside. The property has been well maintained and has generously proportioned rooms and plenty of storage. It has LPG Heating and is triple glazed. Outside the property is set within beautiful garden grounds with a summerhouse and pond. The rear of the property is laid out with stone chippings for ease of maintenance with mature shrubs and a drying area. Large gates give access to a very long driveway with parking for numerous cars and leads to a single garage. Early viewing of this property would be highly recommended as its location and views will ensure it's popularity.

ACCOMMODATION:
ENTRANCE VESTIBULE, LOUNGE, DINING AREA, KITCHEN, MASTER ENSUITE BEDROOM, 2 DOUBLE BEDROOMS, FAMILY SHOWER ROOM.

HALLWAY:
Entry is into a welcoming vestibule which has a very large shelved cloak cupboard which houses the LPG boiler. Passing through a modern glass panelled door into the property and the open plan lounge and dining area.

LOUNGE:
Approx. 18'4 x 15'8. Stepping down from the dining area into a very spacious lounge with a panoramic picture window that gives open views right over the sea and cliffs of Auchmithie. There is a further side facing window making the room very light and bright, with spotlights to the ceiling and a radiator. Ample space for furnishings.

DINING AREA:
Approx. 13'8 x 12'. Stepping up from the lounge with a glass balustrade is the dining area with a pendant light and a radiator. This area is open plan and flows through to an inner hallway and into the kitchen.

KITCHEN:
Approx. 10'9 x 18'5. A modern fitted kitchen with base and wall units and work surfaces incorporating a sink with a mixer tap. There is a 5 burner gas hob with an extractor above and an electric oven. Plumb space for an automatic washing machine and space for an American styled fridge freezer. The kitchen has a front facing window with open views over the garden and out towards the sea and a tiled floor.

MASTER BEDROOM:
Approx. 13'8 x 15'2. The master bedroom has a side facing window with double wardrobes with shelved and hanging space, a radiator and access into the ensuite.

EN SUITE:
Approx. 9'9 x 7'5. The ensuite is fresh and bright with a vanity unit incorporating the wash hand basin. There is a shower cubicle housing an electric shower and WC. The ensuite is tiled with a radiator.









INNER HALLWAY:
A modern glass panelled door leads into an inner hallway and giving access to two double bedrooms and the family shower room.

BEDROOM 2:
Approx. 13'8' x 12'5. A good sized double bedroom with shelved and hanging fitted wardrobes and a radiator.

BEDROOM 3:
Approx. 18'8 x 11'8. Another large double bedroom with double aspect windows facing toward the side of the property. This room also has double shelved and hanging fitted wardrobes and a radiator.

SHOWER ROOM:
Approx. 10'5 x 9'2. The family shower room has been tiled with a vanity unit around the wash hand basin and WC with an overhead mirror, a large corner shower cubicle finished with modern wet wall. There are spotlights to the ceiling, a rear facing window providing natural light and ventilation and a heated towel rail.

OUTSIDE:
The property is set within beautiful garden grounds with a large gate that gives access to the driveway. The driveway is the full length of the garden and provides parking for numerous cars and leads to the garage. The garden is landscaped and beautifully laid out with a summerhouse and feature pond. To the rear the garden is low maintenance with chip stones and some established shrubs and a drying area.







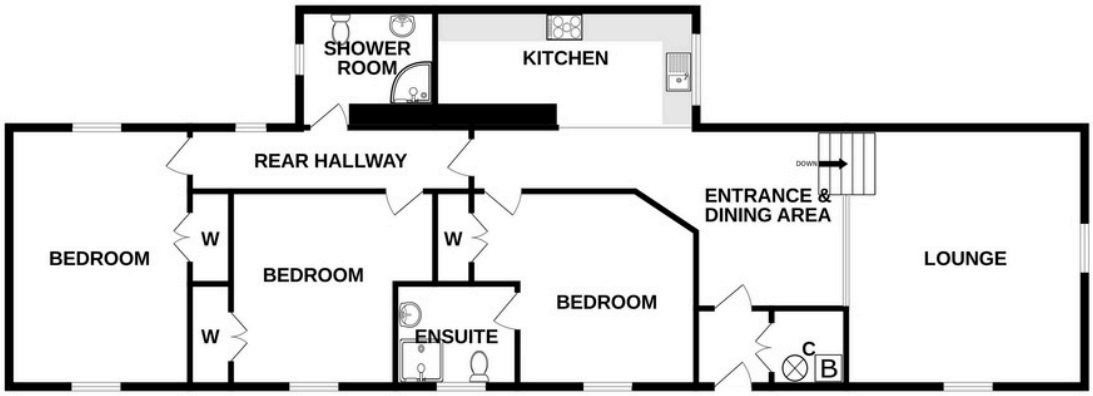






Property Professionals

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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