



6 WOODVILLE GARDENS, WOODVILLE
BY ARBROATH DD11 3RH

DETACHED BUNGALOW &
SELF-CONTAINED 2 BEDROOM
VILLA

- Ideally set within mature woodland parkland yet within easy reach of Arbroath
- Spacious, versatile accommodation for sale on the same Title Deed (sold together)
- Oil Fired Central Heating (separate supply to each dwelling) and Double Glazing
 - Well laid out mature gardens, ample driveway areas and Storage



OFFERS OVER

£385,000

Property Description

Connelly Yeoman Estate Agency are excited to bring to the market this very unique property which comprises of a **DETACHED BUNGALOW** and **SELF-CONTAINED VILLA** both of which are to be sold together as one entity under one Title Deed. For each property there is a separate Oil Fired Central heating system and Oil Tank. There is a shared electricity supply to both properties. Both properties have Double Glazing.

These properties are located within the beautiful mature woodland park setting of Woodville House, situated on the western edges of Arbroath, yet within minutes' drive into town and the vast array of town centre amenities and services on offer. Access to both properties is via a driveway past Woodville House and into an exclusive, small enclave of properties, offering privacy and seclusion.

The Detached Bungalow offers very spacious accommodation, ideal for a growing family, and comprises of a large Lounge, generously proportioned Living/Family area with dining and open plan into the Kitchen. There is a large Family Bathroom, Utility Room and a large Master Bedroom with En Suite Bathroom, and 3 further Bedrooms. There is an additional floored attic space, ideal for a number of uses.

The two Bedroom Annex property is a Self-contained Villa, offering great accommodation over two floors, with a spacious Lounge, Dining and open plan Kitchen area, and on the upper floor there are two Bedrooms (both with fitted wardrobes) and a Shower Room.

Externally, there is a large driveway to the front of the properties, offering ample car parking for a couple of cars and an area to the side of the main house with parking. Ample car parking for both properties.

Overall, these two properties represent an ideal opportunity for blended living or possible potential for a business.



Property Description

DETACHED BUNGALOW COMPRISES:

ENTRANCE VESTIBULE & HALLWAY, LOUNGE, 3 BEDROOMS, MASTER BEDROOM WITH EN SUITE BATHROOM, LARGE ATTIC ROOM WITH STORAGE, FAMILY BATHROOM, LIVING/FAMILY AREA, DINING & OPEN PLAN TO THE KITCHEN, UTILITY ROOM.

ENTRANCE VESTIBULE: Approx. 5'6 x 5'4. Enter into the Vestibule where there are built-in cupboards, offering excellent storage, and there is oak-effect laminate flooring, continued into the Hallway.

Through into the welcoming Entrance Hallway, where most of the rooms lead off. CH Radiator.

LOUNGE: Approx. 18'11 x 13'1. A generously proportioned Lounge, with a large picture window to the front of the property. Ample space for furniture settings. Fresh, neutral decor, ceiling downlights and a CH Radiator.



LIVING/FAMILY AREA, DINING & OPEN PLAN TO THE KITCHEN: Approx. 29'4 x 20'4. Enter through double doors into this modern contemporary living/family space, with a set of feature French doors in the Lounge area opening out to the garden. At the dining area there are large ceiling to floor window panels. Ample space for dining table and chairs. Ceiling coving and ceiling downlights. Oak-effect flooring continued through. CH Radiator.

In the Kitchen area there are base and wall mounted units in a red high gloss finish with complimentary worktop surfaces in a black sparkle finish and splashbacks in a red brick tiled-effect. Breakfast bar area. Integrated appliances include:- Double Ovens, Gas Hob and extractor above, Dishwasher. Space for fridge/freezer. Large window from the Kitchen looking out to one of the driveways. Access to the Utility Room.

UTILITY ROOM: Approx. 11' x 5'10. In the Utility room there is a window and external door out to the garden. Full height ceiling to floor units, base units, worktop surfaces and ample space for further kitchen appliances. CH Radiator.

LARGE STORAGE AREA: This was originally a Garage but part of this was utilised to create a Kitchen in the annex villa. This area is now used as storage area. The up and over garage door is in situ.

Externally, there is a large driveway to the front of the properties, offering ample car parking for a couple of cars and an area to the side of the main house with parking. Ample car parking for both properties.



FAMILY BATHROOM: Approx. 17'7 x 6'2. Comprising a three piece bathroom suite and a separate shower cubicle. Partial wall tiling. Dressing area with fitted vanity units offering storage. A step leads up into the shower area. WC., wash-hand basin and a sunken bath with tiling at this area. Opaque glazed window. Ceiling downlights. CH Radiator. Tiled floor.

BEDROOM 2: Approx. 10'9 x 9'11. A double Bedroom, with a front-facing window, built-in wardrobes and top box storage over the headboard/bed area, with half mirror front doors. Neutral decor and oak-effect laminate flooring. CH Radiator.

BEDROOM 3: Approx. 10'9 x 9'11. Another double Bedroom, with a front-facing window, built-in wardrobes and drawers with space for a TV. Neutral decor and oak-effect laminate flooring. CH Radiator.

BEDROOM 4: Approx. 12'9 x 9'10. The third Bedroom is also a good size, with a front-facing window, oak-effect laminate flooring, neutral decor and a CH Radiator.

MASTER BEDROOM 1: Approx. 17'10 x 13'7. A generously proportioned main Bedroom, with an extensive range of built-in double wardrobes (4 sets), top box storage above the bed area and drawers. Neutral decor and oak-effect laminate flooring. There are lovely large windows which overlook the garden area. Ceiling downlights. CH Radiator. Access into the En Suite Bathroom.

EN SUITE BATHROOM: Approx. 10'7 x 6'3. Comprising a three piece bathroom suite with a separate shower enclosure (raised step up into the shower), wall tiling at the bath and suite areas. Opaque glazed window. Tiled floor.

ATTIC ROOM: Approx. 19'7 x 14'8. A set of stairs which leads (with a cupboard underneath housing the hot water tank and providing storage) up into an area of attic space, a large attic area with power and light, two roof windows and with eaves storage. A door at the far end of this room leads into further storage, approx. 13'6 x 3'1. a large area which is insulated, with light and part floored, ideal for further storage.



Property Description

ANNEX PROPERTY SELF-CONTAINED 2 BEDROOM VILLA COMPRISES: OPEN PLAN LIVING, DINING & KITCHEN AREA;
UPPER FLOOR:- 2 BEDROOMS, SHOWER ROOM.

OPEN PLAN LIVING, DINING & KITCHEN AREA: Enter into the property through a solid oak main entrance door into the L-shaped open plan living, dining and kitchen area. The lounge and dining area measure approx. 23'11 x 15'1 (at widest). Feature oak wood flooring. There are ceiling downlights and feature French doors with matching side panels lead out from this area onto a decking area; and there is a further front-facing window, all allowing for lots of natural light in this space. Fresh neutral decor. CH Radiator. Large, built-in understair storage cupboard. Staircase leading up to the upper floor. Open to the dining area and kitchen.

KITCHEN AREA: Approx. 11'8 x 6'7. In the Kitchen area there are fitted base and wall mounted storage units in an oak wood veneer, marble-effect worktop surfaces and a stainless steel sink. Window overlooking the garden. Plumbing and space for an automatic washing machine. Built-in Electric Oven, Electric Hob and extractor above. Ceiling downlights. CH Radiator.

UPPER FLOOR: Staircase with a turn on the stairs and a wooden balustrade leads up to the landing area.



BEDROOM 1: Approx. 11'6 x 8'1. Built-in triple wardrobes with sliding mirror front doors offer excellent deep storage space. A roof window allows for lots of natural light. Neutral decor. CH Radiator.

BEDROOM 2: Approx. 11'5 x 8'4. Built-in triple wardrobes with sliding mirror front doors offer excellent deep storage space. A rear-facing window allows for lots of natural light. Neutral decor. Downlights. CH Radiator.

SHOWER ROOM: Approx. 8'2 x 6'1. Comprising a two piece bathroom suite with glazed bricks forming the shower area and shower tray. Wall tiling at the shower area. Fall-down ceiling with built-in vanity units, drawer and storage cupboards, in a white high gloss finish. Tiled floor. CH Radiator.

EXTERNALLY: Both properties share the garden grounds and there is a Conservation "wild" area to the side which one of the other landlords attends to and this area attracts a whole host of flora and fauna. Side driveway offering car parking.

There is a large lawn area with neat borders of shrubs, bushes and trees, all well looked after, and a paved patio area which leads around to the side of the property where it is fenced off. The Oil Tank for the main property is located in a wooden enclosure and a Garden Shed.





