



42 Nolt Loan Road, Arbroath, DD11 2AH

Extended semi-detached villa situated within a popular residential area with impressive views over Keptie Pond. The property is convenient for educational amenities, public transport and recreational facilities. Accommodation comprises: entrance vestibule with double glazed door leading to hall, L-shaped hall with stairs leading to upper floor and storage cupboards below. Bright attractive lounge with front facing double glazed bay window overlooking Keptie Pond, feature fireplace incorporating living flame gas fire, ornate cornice, wall recess with storage below, ample space for occasional furniture. Family Room which is located to the rear of the property with double glazed window overlooking garden, 2 feature wall recesses with storage below, ample space for occasional furniture, door leading to kitchen. Kitchen is fitted with both wall mounted and base units, contrasting work surfaces incorporating stainless steel sink unit and drainer, space for cooker, double glazed window, access to breakfasting room. Breakfasting room with base units and contrasting work surfaces, space for breakfasting table, door leading to utility room, additional door leading to garden, Utility Room with plumbing for automatic washing machine, space for tumble drier and fridge freezer, wall mounted shelving and velux window. Bedroom one is located on the ground floor with rear facing double glazed window overlooking garden, it is presently utilised as a study. Shower room fitted with 2 piece white suite comprising w.c., wash hand basin, separate shower cubicle, fully tiled, side facing window. Upper hall with hatch giving access to attic space. Double bedroom located to the front of the property with bay window giving open views over Keptie Pond, fitted wardrobes incorporating coloured sink and overhead storage. Additional double bedroom to the rear of the property with window overlooking garden, double mirror fronted wardrobe, additional fitted wardrobe incorporating sink unit with overhead storage. Single bedroom with front facing double glazed window, double fitted wardrobe. Family bathroom fitted with three piece white suite comprising w.c., wash hand basin and bath with shower over. Double glazed window, wall mounted vanity mirror and 2 storage cupboards.

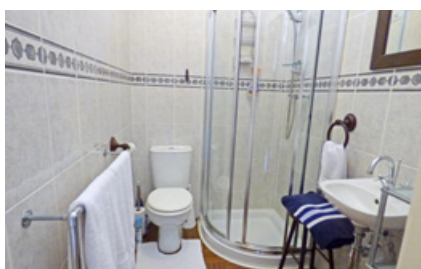
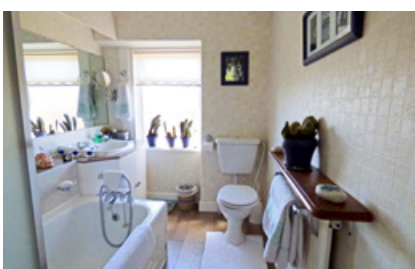
Externally there are mature well stocked gardens to the front and rear, the latter enjoying an enclosed sunny aspect with a wide variety of trees, plants, shrubs, patio area, green house and timber shed, access to the rear of the garage. Single garage with off-street parking to the front of the property.

Viewing is highly recommended to appreciated this well presented family home.

- Extended Semi-detached Villa
- Situated in Popular Residential Area
- Impressive Views over Keptie Pond
- Entrance Vestibule, Hall
- Lounge, Family Room, Kitchen
- Breakfasting Room, Utility Rm
- 4 Bedrooms, Fam Bathroom
- Shower Room
- D.G., Gas C.H.
- Security Alarm
- Gardens, Garage
- Off-Street Parking
- Viewing is Highly Recommended to Appreciate this Well Presented Home
- EPC Rating E



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Room Dimensions

Entrance Vestibule	3'9" x 2'11"	(1.14m x 0.89m)
Lounge	17'10" x 16'9" (at widest point)	(5.44m x 5.11m (at widest point))
Kitchen	11'11" x 7'5"	(3.63m x 2.26m)
Breakfasting Room	11'3" x 7'6"	(3.43m x 2.29m)
Utility Room	7'1" x 6'10"	(2.16m x 2.08m)
Family Room	11'11" x 10'11"	(3.63m x 3.33m)
Bedroom	16'11" x 12' (At widest Point)	(5.16m x 3.66m (At widest Point))
Bedroom	16'3" x 13'9" (At Widest Point)	(4.95m x 4.19m (At Widest Point))
Bedroom	10'4" x 9'9"	(3.15m x 2.97m)
Bedroom	8'4" x 7'1"	(2.54m x 2.16m)
Family Bathroom	10'6" x 5'3"	(3.20m x 1.60m)
Shower Room	6'10" x 4'9"	(2.08m x 1.45m)



Ground Floor

First Floor

Illustrative only. Not to scale.



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Floor plans or maps reproduced within this schedule are not to scale, and are designed to be indicative only of the layout and location of the property advertised.

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