



6 Farm Steading

| By Arbroath | DD11 4RR

Thorntons 
Let's get a move on!





6 Farm Steading

| By Arbroath | DD11 4RR

Description

Impressive detached family home situated within an idyllic rural setting convenient for public transport and within easy travelling distance to Arbroath with its wide range of shopping amenities and education facilities.





Description

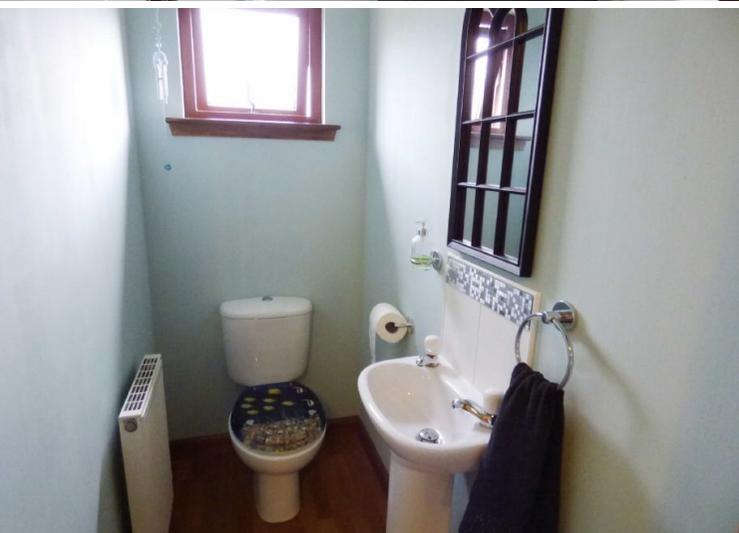
The property, which benefits from double glazing and bio-mass heating, comprises entrance vestibule with glazed door giving access to hall, stairs leading to upper floor and two storage cupboards. Bright, attractive lounge with rear facing window overlooking garden and ample space for occasional furniture. Master bedroom located to the front of the property with window and access to ensuite. Ensuite with 2 piece white modern suite comprising WC, wash hand basin and separate shower cubicle. Heated towel rail and vanity storage units. Kitchen fitted with both wall mounted and base units, contrasting work surfaces incorporating stainless sink unit and drainer, two front facing windows, oven, hob, extractor, breakfast bar and integral dishwasher. Open plan to family dining room which is located to the rear of the property with ample space for both occasional furniture and dining suite, rear facing window overlooking garden, doors leading to both utility room and garden. Utility room fitted with modern base units, contrasting work surfaces incorporating stainless steel sink unit and drainer, plumbing for washing machine, space for tumble dryer and doors leading to garden and garage. Cloaks WC fitted with 2 piece white suite comprising WC and wash hand basin and rear facing window.

Upper hall with Velux window, shelved storage cupboard and hatch giving access to attic space. There are 3 bedrooms; two located to the rear and one to the front. Family bathroom fitted with 3 piece white suite comprising WC, wash hand basin and bath with shower over, heated towel rail and Velux window.

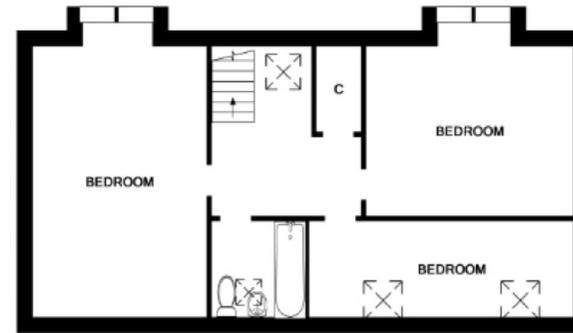


Externally there is a double driveway leading to integral garage. Enclosed gardens to rear offering well-manicured lawns, a wide-variety of trees, plants and shrubs, raised decking area and seating area. Viewing is highly recommended. EPC: C

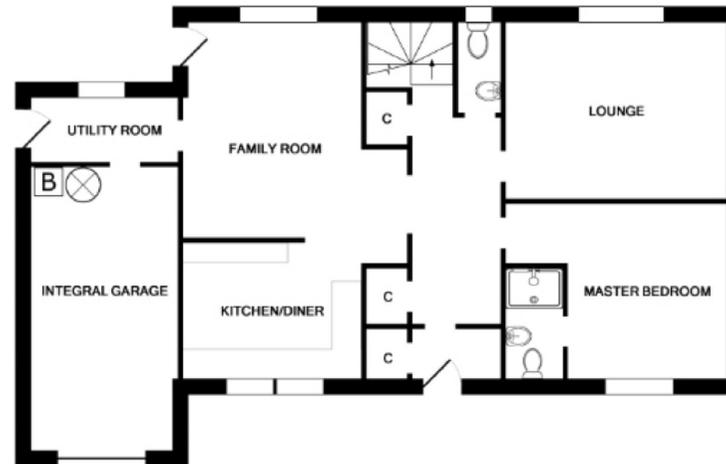




Lounge	15'7 x 13'5	4.75m x 4.09m
Kitchen	13'6 x 11'10	4.11m x 3.61m
Family/Dining Room	13'9 x 13'5	4.19m x 4.09m
Utility Room	10'9 x 5'3	3.28m x 1.60m
Master Bedroom	12'1 x 11'11	3.68m x 3.63m
Ensuite	5'1 x 2'11	1.55m x 0.89m
Bedroom	17'7 x 13'6	5.36m x 4.11m
Bedroom	12'11 x 10'8	3.94m x 3.25m
Bedroom	18'6 x 6'4	5.64m x 1.93m
Family Bathroom	6'9 x 6'3	2.06m x 1.91m
Cloaks WC	5'10 x 3'2	1.78m x 0.97m



1ST FLOOR



GROUND FLOOR