



Pennyfell, Greystone

| Carmyllie | DD11 2RJ

Thorntons 
Let's get a move on!





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Description

Impressive detached family home, which was built in 2011 for the present owners, set within a peaceful rural setting convenient for Arbroath and Carnoustie which both offer a wide-range of shopping amenities, educational facilities and public transport.





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The property, which benefits from double glazing and underfloor oil heating, offers spacious living accommodation comprising entrance vestibule with slate tiled floor and glazed door giving access to hallway. Hallway with oak staircase and most ground floor accommodation leading off. Lounge with two front facing windows providing open outlook, quality wood flooring and ample space of occasional furniture. Dining kitchen fitted with wall mounted and base units, contrasting work surfaces incorporating sink unit and drainer, integral dishwasher, fridge, freezer and Range Master stove which is included in the sale. Walk-in larder, slate tiled flooring and ample space for dining and occasional furniture, windows over looking garden and french doors leading to garden. Utility room with plumbing for washing machine, space for tumble dryer, stainless steel sink unit and drainer with storage below, door leading to garden. Dining room which could also be utilised as 5th bedroom.

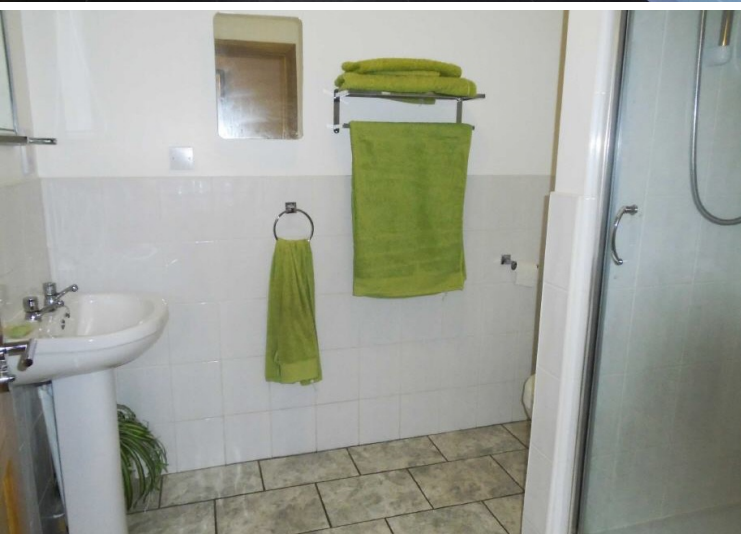
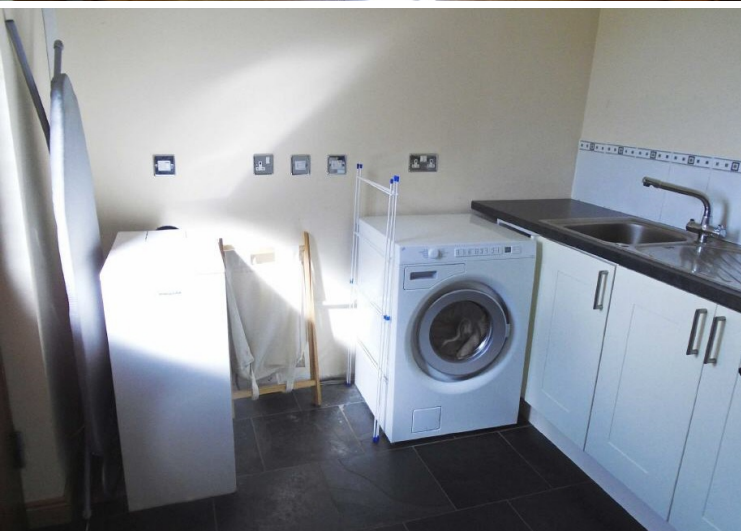
Double bedroom located on ground floor with front facing windows providing open outlook, double fitted wardrobe and access to ensuite. Ensuite fitted with 2 piece white suite comprising WC, wash hand basin, shower cubicle and a wall mounted vanity unit. Shower room located ground floor with 2 piece white suite comprising WC, wash hand basin and shower cubicle.

Upper hall with storage cupboard. Master bedroom with fitted wardrobe and access to ensuite. Ensuite fitted with 2 piece suit comprising WC, wash hand basin and shower cubicle. Two additional double bedrooms both benefitting from fitted wardrobes. Family bathroom fitted with 3 piece white suite comprising WC, wash hand basin and bath, shower cubicle, velux window and heated towel rail.

Externally there is a driveway leading to a double garage and mature gardens. Viewing is highly recommended.

EPC: C







GROUND FLOOR



1ST FLOOR

Entrance Vestibule	7'9 x 4'9	2.36m x 1.45m
Lounge	18'3 x 13'0	5.56m x 3.96m
Family Dining Kitchen	21'9 x 11'10	6.63m x 3.61m
Utility Room	8'0 x 7'11	2.44m x 2.41m
Dining Room/Bedroom 5	13'1 x 10'4	3.99m x 3.15m
Master Bedroom	13'1 x 10'9	3.99m x 3.28m
Ensuite	7'9 x 6'6	2.36m x 1.98m
Master Bedroom	16'2 x 14'1	4.93m x 4.29m
Ensuite	6'5 x 5'6	1.96m x 1.68m
Bedroom	16'2 x 11'9	4.93m x 3.58m
Bedroom	14'2 x 13'1	4.32m x 3.99m
Family Bathroom	9'1 x 6'6	2.77m x 1.98m
Shower Room	8'0 x 6'6	2.44m x 1.98m

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