



5 Ella Cargill Place

| Arbroath | DD11 4GU

Thorntons 
Let's get a move on!





5 Ella Cargill Place

| Arbroath | DD11 4GU

Description

Well presented detached villa situated within a popular residential area convenient for educational amenities, public transport and recreational facilities. The property which benefits from double glazing and gas central heating lies at the top of a quiet cul de sac and benefits from integral garage and additional off street parking.





Description

Arbroath the largest town in Angus is well known for the historic Abbey and famous Bell Rock Lighthouse. The town offers a wide range of shopping, leisure and sports activities and has undergone a major regeneration of the harbour area including the attractive Marina. Arbroath has excellent local golf courses and railway station giving direct routes to Aberdeen, Dundee and Edinburgh to name but a few.

The accommodation comprises: Entrance hall with stairs leading to upper floor, Karndean flooring. Bright attractive lounge with front facing window, ample space for occasional furniture and French doors leading to dining room. Dining kitchen fitted with wall mounted and base units, contrasting work surfaces and matching breakfast bar, integral appliances include oven, hob, extractor, dishwasher and fridge, open plan dining area with space for breakfasting table, Karndean flooring, two rear facing windows overlooking garden, doors giving access to both utility room and dining room. Utility room benefitting from plumbing for automatic washing machine, space for tumble dryer and stainless steel sink unit with drainer incorporating storage cupboard below, doors giving access to both garden and garage. The dining room is accessed via both the lounge and the dining kitchen and offers ample space for dining suite, double glazed doors leading to garden. Cloaks WC fitted with two piece white suite comprising WC and wash hand basin.

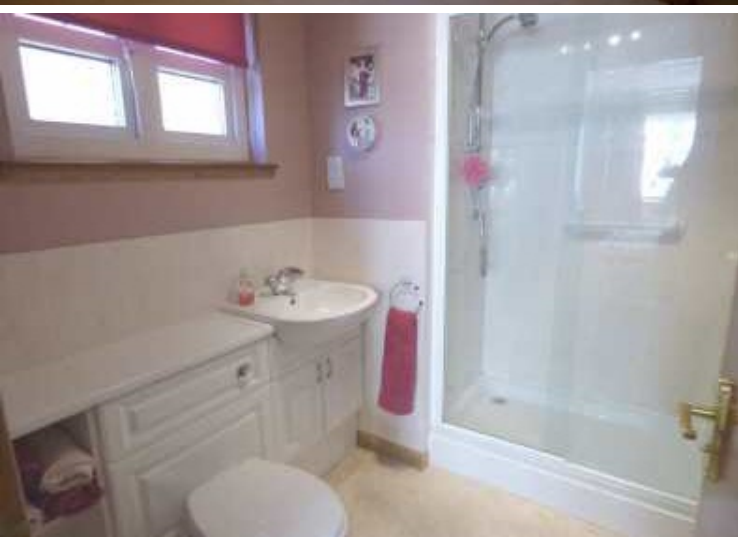


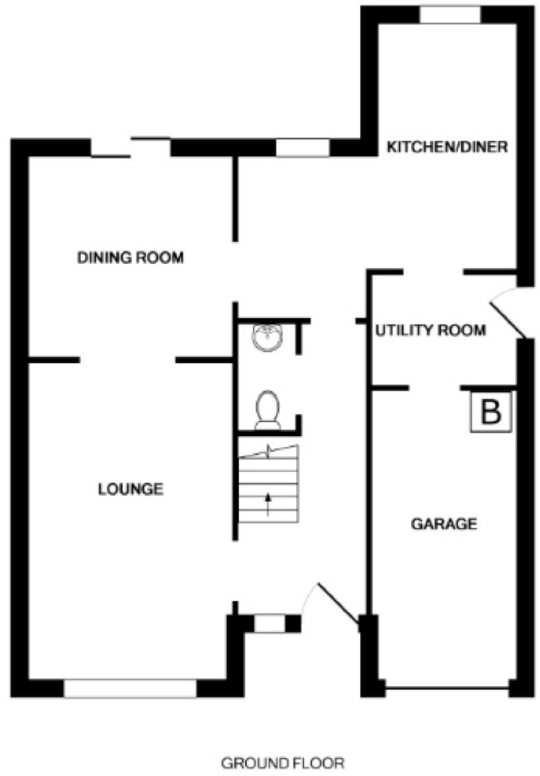
Upper hall with hatch giving access to attic space and storage cupboard. Well presented master bedroom located to the front of the property, double fitted wardrobe with feature mirror doors, storage cupboard and access to en-suite. En-suite with three piece white suite comprising WC, wash hand basin with storage cupboard below and walk-in shower cubicle. Three additional bedrooms, one to the front and two to the rear. Family bathroom fitted with three piece white suite comprising WC, wash hand basin with storage cupboards below and bath with shower over.

Externally there are gardens to both the front and the rear the latter enjoying an enclosed area which is mainly laid to lawn incorporating a wide variety of trees, plants and shrubs.

Viewing is highly recommended to appreciate this well presented family home.
EPC C







Lounge	18' X 12'4	5.49m X 3.76m
Dining Kitchen	15'4 x 12'3 (at widest point)	4.67m x 3.73m (at widest point)
Utility Room	9'2 X 6'4	2.79m X 1.93m
Dining Room	12'4 x 11'2	3.76m x 3.40m
Master Bedroom	12'6 x 12'4 (excluding wardrobes)	3.81m x 3.76m (excluding wardrobes)
En-Suite	5'11 x 5'3	1.80m x 1.60m
Bedroom	12'6 x 11'	3.81m x 3.35m
Bedroom	11'9 x 9'4	3.58m x 2.84m
Bedroom	9'4 X 9'3	2.84m X 2.82m
Family Bathroom	7'3 X 5'5	2.21m X 1.65m
Cloaks WC	5'8 x 2'9	1.73m x 0.84m