



# The Beeches, Colliston

| Arbroath | DD11 3RR

**Thorntons**   
*Let's get a move on!*





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## Description

Thorntons are delighted to bring to the market this detached stone built former manse situated within Colliston convenient for Arbroath with its wide range of shopping amenities, recreational facilities and public transport including train station. The property which has been well maintained by the present owners offers spacious living accommodation over three levels and comprises:





## Description

Entrance vestibule with cupboard housing electrics, door leading to hall. Hallway with stairs leading to upper floor and storage cupboard below. Bright attractive lounge with front facing bay window overlooking garden, ornate cornice and ceiling rose, feature fireplace incorporating living flame gas fire, ample space for occasional furniture. Sitting room/family room with feature fireplace incorporating living flame gas fire, front facing window overlooking garden and ample space for occasional furniture. Dining room located to the rear of the property with window, shelved wall press and ample space for dining suite. Breakfasting kitchen fitted with both wall mounted and base units, contrasting work surfaces incorporating sink unit and drainer, double oven, hob and extractor, plumbing for dishwasher, two shelved larders, rear facing window with views over garden benefitting from fitted window seat, space for breakfasting table. Utility room with plumbing for automatic washing machine and space for tumble dryer and fridge freezer, hatch giving access to attic space, wall mounted shelving, doors giving access to shower room and garage. Shower room fitted with two piece white suite comprising WC, wash hand basin, walk-in shower cubicle and side facing window.

Upper hall with feature ornate window on halfway landing offering stunning open views to the countryside beyond. Stairs to attic room. Bedroom one is located to the front of the property with bay window and shelved wall press. Bedrooms two and three are located to the rear of the property and benefit from uninterrupted views over the local countryside and to the hills beyond. Bedroom four is a bright room with front facing window. Family bathroom fitted with three piece coloured suite comprising WC, wash hand basin and bath with shower over, walk-in storage cupboard and front facing window. Bright attic room which has been utilised over the years as a games room, play room and additional bedroom, Velux windows, storage into eaves and hatch giving access to additional attic space.

The office is located to the rear of the property and benefits from power, light and its own electricity supply.

Externally there are mature well stocked gardens to the front, side and rear of the property incorporating a wide variety of trees, plants shrubs including fruit trees, two greenhouses one with power, poly-tunnel, well manicured lawn with patio area. Integral garage benefitting from power and light with overhead storage. Outhouse. Large driveway providing parking for several cars.

Viewing is highly recommended to appreciate this impressive family home. EPC E









Lounge	23'1 x 16'1 (at widest point)	7.04m x 4.90m (at widest point)
Sitting Room	14'11 x 14'	4.55m x 4.27m
Dining Room	14'6 x 13'3	4.42m x 4.04m
Breakfasting Kitchen	13'5 x 13'4	4.09m x 4.06m
Utility Room	9'8 x 7'2	2.95m x 2.18m
Shower Room	9'4 x 7'1	2.84m x 2.16m
Bedroom	23'5 x 16'1 (at widest point)	7.14m x 4.90m (at widest point)
Bedroom	16'3 x 13'	4.95m x 3.96m
Bedroom	14'8 x 13'7	4.47m x 4.14m
Bedroom	13'6 x 11'9	4.11m x 3.58m
Attic Room	33'6 x 26'5 (at widest point)	10.21m x 8.05m (at widest point)
Office	8'4 x 6'8	2.54m x 2.03m