



6 KAIMS HILL LETHAM GRANGE ARBROATH

Watts are delighted to offer for sale this detached family villa situated in quiet cul de sac on the outskirts of Arbroath. Spacious property set within its own mature gardens and grounds and must be viewed to be fully appreciated. Letham Grange is well known for its exclusive golf courses.

ACCOMMODATION: Hallway Lounge/Dining Room Kitchen Utility Room
Large Conservatory 4 Double bedrooms (master en suite) Large detached ed garage Summer houses.

NEW

OFFERS OVER £380,000

Entrance Hallway:	Spacious entrance hallway with open tread staircase leading to upper accommodation.
Lounge/Diningroom: 33'9 x 14'7	Open plan lounge/diningroom with views over the front gardens. Double doors to the hallway and to the conservatory. Open plan to the dining room which has ample space for dining table and chairs.
Conservatory: 36'5 x 10'3	Double glazed window overlooking the side of the property. Under floor heating. Currently used as a second sitting room. Again superb views over the gardens.
Kitchen: 13'1 x 10'0	Fully fitted kitchen with range of wall and base units finish in light wood with Corian worktops. Built in oven, hob, extractor, dishwasher and has plumbing for American-larder fridge. Karndean flooring.
Utility Room:	Located off the kitchen. Fitted with wall and base units. Stainless steel sink and draining board. Has plumbing for automatic washing machine and tumble dryer. Access to rear garden.
Shower Room:	Comprising w.c. wash hand basin set in vanity unit and separate shower cubicle.
Study/Bedroom 4: 11'3 x 9'3	Located to the front of the property currently used as a study. Fitted storage cupboard. Double glazed patio doors.
	Open tread staircase leads to the first floor landing. Airing cupboard housing the hot water tank and gives way to further accommodation.

Bathroom:	With w.c. wash hand basin set in vanity unit has storage above and below. Jacuzzi bath with shower attachment. Has triple glazed roof light and chrome towel rail.
Bedroom 1: 16'9 x 11'5	To the front of the property. Master bedroom having direct access to the balcony providing lovely views over the gardens. Fitted wardrobes with louvre doors and has ceiling downlighters.
Dressing Room:	Located off the master bedroom with fitted wardrobes and dressing table unit with sink. Ample storage facilities.
En Suite:	With w.c. wash hand basin set in vanity unit with storage below and separate shower cubicle with shower. Extractor fan.
Bedroom 2: 11'2 x 8'5	To the rear of the property with double fitted wardrobes.
Bedroom 3: 11'3 x 11'5	To the rear of the property, third double bedroom having double fitted wardrobes with hanging rail and shelving storage.
Garage: 15'8 x 35'	Good sized garage with automatic up and over roller door with room for four vehicles. Full power, light and water. Has range of fitted storage units.
Gardens & Grounds:	Set within beautifully maintained gardens and grounds extending to approximately half an acre most of which has been laid to lawn with many mature shrubs trees and plants. There is a large summer house located within the front gardens. Monobloc driveway from the rear provides parking for a number of vehicles and leads to garage.

Viewing & Enquiries

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Note:

These particulars are for guidance only
and are not warranted. All
measurements are approximate.

Ref: Neil Wheat/Sheila West





