



**THORNTONS**  
property services



## **31 Marywell, By Arbroath, DD11 5RD**

**Newly Constructed Luxury Family Dwelling House  
Quality Finishings & Fittings Throughout  
Karndean Flooring in Many Rooms & Quality Carpeting  
Fully Fitted Luxury Kitchen with Granite Worktops  
High Quality Bathrooms Throughout  
Superb Views Over Surrounding Countryside  
Entrance Hallway, Large Lounge, Dining/Family Room  
Utility Room, Sun Lounge, 5 Bedrooms, Large Garage.**

**£30,000 CASH BACK AND STAMP DUTY PAID**

**Fixed Price £359,000**

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## Description

Newly constructed luxury detached villa, pleasantly situated in splendid landscaped gardens and having fine views.

The property, constructed in traditional style, offers superb luxurious family accommodation with the emphasis on quality to include bespoke kitchen with granite worktops and built in appliances, Karndean flooring and high quality sanitary ware.

Other features include oak doors, double glazing and oil central heating.

**How to Get There:** Travelling into Marywell from the south on the A92 Arbroath Road, take the very first road on the left hand side which leads then directly to the property.

**Note:** While Thorntons Property Services make every effort to ensure that all particulars are correct, no guarantee is given and any potential purchasers should satisfy themselves as to the accuracy of all information.



**For Viewing & Enquiries:**  
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Ref: RM/LC/002A0004937

## 31 Marywell By Arbroath Angus DD11 5RD



### Entrance:

The property is accessed from the front.

### Dining Kitchen:

Approx. 11'7 x 19'2. A splendid room having fine views over the surrounding countryside and having beautifully fitted kitchen wall and base units finished in walnut with solid granite worktop surface. Has built in electric induction hob, stainless steel extractor, dishwasher, microwave and oven. Has concealed lighting below the wall units and halogen lighting incorporated to the kickboards. Has 1.5 rectangle stainless steel sink. Has Karndean flooring. Ample space for table and chairs or sofa. Is open plan to the dining/family room.

### Utility Room:

Approx. 9'10 x 10. To the rear of the property having a pleasant open outlook over the gardens. Has double glazed door with leaded glass insert giving access to the garden. Has full range of matching kitchen units finished in walnut with contrasting worktop surface. Has stainless steel sink, draining board and plumbing for automatic washing machine. Has larder cupboard housing the oil central heating boiler.



### Entrance Hallway:

Again beautifully finished with solid oak doors and having traditional style staircase to the upper floor accommodation. Has been finished with Karndean flooring, has under stair storage cupboard, walk in airing cupboard housing the hot water tank.

### Dining/Family Room:

Approx. 12'3 x 11'9. To the front of the property with ample space for formal dining table and chairs. Has been nicely finished with Karndean flooring, traditional style sash and case double glazed windows overlooking the gardens. Has double oak and glass panelled doors leading directly to the lounge.

### Lounge:

Approx. 39' x 16'3 at widest points. Located to the front of the property, superb room having spectacular views over the surrounding countryside and beyond. Has attractive ceiling cornicing finished in traditional style, double split pane doors to the dining/family room, sun lounge and the entrance hallway.

### Sun Lounge:

Approx. 11'1 x 14'2. Another splendid room having fully double glazed traditional style sash and case windows and French doors opening to the garden. Has super all round views and again has been nicely finished with Karndean flooring.

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## Shower Room:

Fully tiled with quality suite comprising of WC, wash hand basin and large walk in shower cubicle with power shower. Again has been nicely finished with Karndean flooring, has chrome towel warmer and extractor fan.

## Bedroom 1/Study:

Approx. 10'8 x 9'9. Located on ground floor level to the rear of the property, a double bedroom or a study.

## Staircase:

Oak staircase with traditional balustrade leads to the spacious first floor landing which has hatch to the loft, has double glazed roof lights providing a pleasant open outlook and gives way to other accommodation.

## Bedroom 2:

Approx. 10'8 x 13'7. To the rear of the property overlooking the gardens, a double bedroom with double fitted wardrobe with hanging rail and hanging rail and shelving storage.

## Bedroom 3:

Approx. 10'7 x 12'5. To the front of the property having a superb open outlook, the third bedroom. Has fitted wardrobe with hanging rail and shelving storage.

## Bedroom 4:

Approx. 13' x 9'5 at widest points. To the front of the property having 2 double glazed roof lights, a double bedroom with double fitted wardrobe

## Bedroom 5/Master:

Approx. 10'6 x 17'1. A good sized bedroom to the front of the property again having a superb open outlook. Has double fitted wardrobe with hanging rail and shelving storage.

## En Suite:

Fully tiled with quality tiling comprising of WC, wash hand basin and separate shower cubicle finished with wet wall. Has attractive Karndean flooring, extractor fan.

## Family Bathroom:

Beautifully finished with quality tiling and having WC, wash hand basin, bath and separate shower cubicle finished in wet wall. Has power shower, extractor fan and Karndean flooring.

## Garage:

Good sized single garage to the side of the property with automatic up and over roller door, courtesy door to the rear.

## Gardens & Grounds:

Beautifully maintained, nicely laid out lawn with flower and shrub borders containing many mature shrubs, trees and plants. The gravel driveway to the front provides ample parking and paved patio area provides additional outdoor seating area.

