



Shepherd's Rest, 23 Main Road | Inverkeilor | DD11 5RN

Offers Over £260,000

T. DUNCAN & CO.

Solicitors • Estate Agent





Shepherd's Rest, 23 Main Road | Inverkeilor | DD11 5RN

Offers Over £260,000

This impressive, individually designed, 4 bedroom, 3 bathroom family home enjoys a great location within the very popular village of Inverkeilor which is situated mid-way between Montrose and Arbroath. Designed by the current owner the property is very well placed on a large plot and still has the potential to extend if required. Presented in move-in condition, with fresh neutral tones throughout, this is the ideal family home with a large open plan lounge/dining room leading into the kitchen, a useful utility, two bedrooms and a wet room all on the ground floor. On the upper level there are two generous size bedrooms, the master with an en-suite shower room, and there is a family bathroom. Outside a driveway provides ample parking and leads to a detached garage with external staircase leading to a floored room above. There is a large entertainment patio area and lawned area ideal for a growing family.

- Individually designed detached villa
- Vestibule: 5'9 x 4'10 (1.75m x 1.47m)
- Lounge/dining room: 31'11 x 12'2 (9.73m x 3.71m)
- Kitchen: 10'9 x 9'4 (3.28m x 2.84m)
- Utility: 6'4 x 6' (1.93m x 1.83m)
- Bedroom 3: 9'11 x 9'8 (3.02m x 2.95m)
- Bedroom 4: 10'4 x 6'7 (3.15m x 2.01m)
- Wet room: 8'5 x 7'4 (2.57m x 2.24m)
- Bedroom 1: 14'7 x 13'5 (4.45m x 4.09m)
- En-suite: 6'4 x 3'4 (1.93m x 1.02m)
- Bedroom 2: 13'7 x 10'6 (4.14m x 3.20m)
- Family bathroom: 10'9 x 6'11 (3.28m x 2.11m)
- Large driveway providing ample parking
- Detached garage with external staircase leading to a floored loft room
- Room above garage ideal for conversion into a home office/entertainment room/gym



Entry is into a vestibule with a front facing window, a double shelved and hanging cloaks cupboard, hard wood flooring and door leading into the lounge.

The bright spacious open plan lounge with dining area has numerous windows offering an abundance of natural light with double patio doors giving access out onto a large seating/entertainment patio with garden beyond. The lounge/dining room has modern neutral décor, hard wood flooring and gives access into the kitchen, an inner hallway and to the upper floor.

The kitchen is fitted to quality wall and base units with coordinating work surfaces incorporating a stainless steel sink with mixer tap. There is an electric oven, hob with extractor hood above, an integrated fridge/freezer and dishwasher. There are double doors leading to the rear garden and a door giving access to the utility room.

The utility room has a ceramic tiled floor, plumbed space for an automatic washing machine, as well as a stainless steel sink unit and drainer with storage cupboard below.

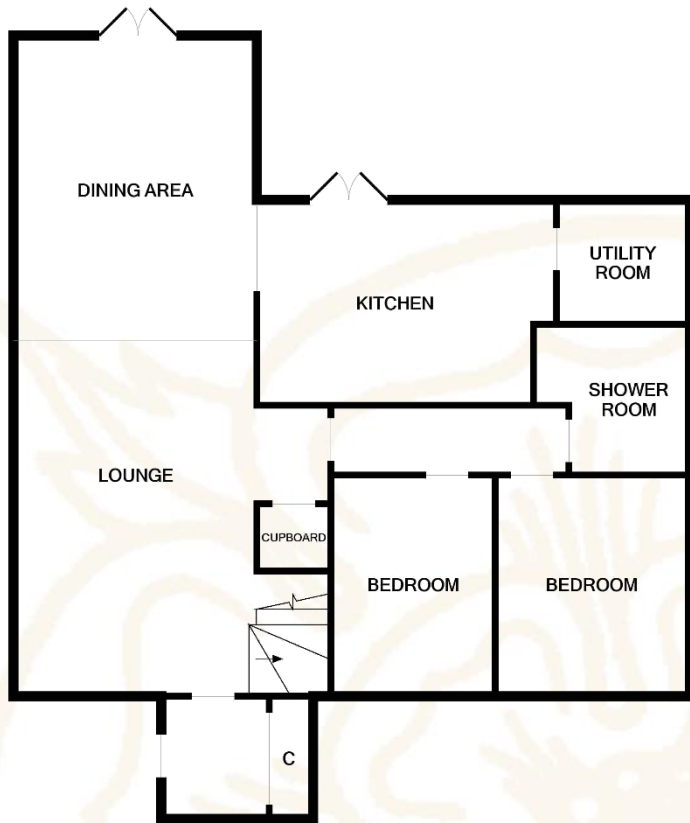
The inner hall on the lower floor gives access to a conveniently located wet room and two bedrooms. Bedroom 3 has a front facing window and hard wood flooring. Bedroom 4 is a well appointed room with front facing window. The Wet room is fitted with a two piece white suite comprising WC, wash hand basin and shower area.

Upstairs there is a bright upper hallway with a Velux window. The master bedroom has a front facing window, fitted wardrobe, ample space for bedroom furnishings and access to an en-suite shower room. The en-suite shower room is fitted with a two piece white suite comprising wc, wash hand basin and a separate shower cubicle. Bedroom 2 is well appointed with two Velux windows and a triple shelved and hanging wardrobe with mirror doors.

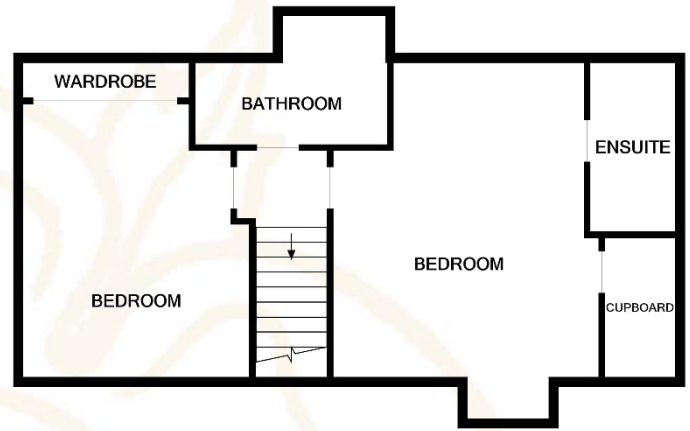
The family bathroom is fitted with a three piece white suite comprising of a wc, wash hand basin and bath with shower over and a heated towel rail.

Outside the property is set within a generous size plot and has a large driveway providing parking for several cars which leads to a detached garage with electric door, power and light. To the rear of the garage an external staircase leads to a large, floored room, ideal for conversion into a home office/ entertainment area or gym. The garden grounds are mainly laid to lawn with a large patio area to the rear giving access into the lounge/dining room and kitchen.





GROUND FLOOR



UPPER FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019

Services: Oil Central Heating and Double Glazing

Fixtures & Fittings: Carpets, blinds & light fittings incl.

Local Authority: Angus Council

Council Tax Band: E

Post Code: DD11 5RN

Home Report: Contact our Property department if you wish us to e-mail a copy of the Report free of charge or to send the URL for you to download

Viewing: By arrangement through agent



N.B. The foregoing particulars are believed to be accurate. They have been carefully prepared for the guidance of intending purchasers but their accuracy is not guaranteed and they do not form part of any contract of Sale. All measurements are approximate and have been made using an electronic measuring device. The measurements may, therefore, be subject to a slight margin of error. Should the size of any measurement be essential then intending offerers are strongly advised to check carefully for themselves. Prospective purchasers are requested to note their interest with the selling agents in order that they may be advised of any closing date etc. No member of staff of T. Duncan & Co. has authority to give any undertaking or assurance in respect of this or any other property. Please note that none of the services/systems have been tested by our clients or their agents and no warranty is given regarding the condition of same. Please note that this is a draft Schedule.

For a free no obligation valuation of your own property call our Property Department on 01674 672353.

T. DUNCAN & CO.
Solicitors • Estate Agents



143 High Street, Montrose, DD10 8QN
Telephone: 01674 672353
Fax: 01674 678345
E-mail: mpc@tduncan.com
www.tduncan.com