



Inchcroft | The Drive | Edzell | DD9 7XX

Offers Over £327,500

T. DUNCAN & CO.
Solicitors • Estate Agents





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Rare to the market this delightful family home is set in prime location in the popular Angus village of Edzell with stunning views over the local golf course. The village of Edzell which offers a selection of shops, restaurants, post office, medical centre and primary school. For secondary education there is Brechin High School and Mearns Academy in Laurencekirk. The A90 provides easy commuting distance to the cities of Aberdeen and Dundee.

The property comprises of modern kitchen with utility, dining room, conservatory, four bedrooms with the master having an en-suite, cloakroom, and family bathroom. Outside, there is a driveway providing off street parking leading to the double garage, gardens to the front and rear with mature shrubs and trees.

- Detached villa
- Kitchen: 11'8 x 9'10 (3.60m x 3.04m)
- Utility
- Dining Room: 11'8 x 10'1 (3.59m x 3.07m)
- Conservatory: 12'9 x 6'3 (3.93m x 1.93m)
- Bedroom 1: 12'2 x 11'9 (3.71m x 3.63m)
- Cloakroom: 3'9 x 6'1 (1.20m x 1.85m)
- Lounge: 13'9 x 22'1 (4.23m x 6.73m)
- Master bedroom: 12'2 x 14'9 (3.71m x 4.55m)
- En Suite: 5'4 x 8'7 (1.66m x 2.65m)
- Bedroom 2: 13'9 x 13'2 (4.23m x 4.02m)
- Bathroom: 9'0 x 5'5 (2.75m x 1.68m)
- Bedroom 3: 11'9 x 14'2 (3.63m x 4.34m)
- Front and rear gardens
- Double garage with driveway



Entering the vestibule there is a glazed door leading into the main hallway which is laid to Karndean flooring. Within the hallway there two storage cupboards, one with shelved and hanging rail and the other is shelved storage.

Dining Room

The dining room has double glass sliding doors from the hallway, access to the conservatory and kitchen are from this room, laid to Karndean flooring and radiator.

Conservatory

The conservatory looks out onto the rear garden with access to the patio. The windows, door and roof all have built in blinds.

Kitchen / Utility

Louvre swing doors lead into the front facing modern kitchen with double glazed window overlooking the front garden. It is fitted to modern base and wall units with coordinating work tops incorporating a 1½ stainless steel sink, tiled splash back, micro combi oven, oven, five burner gas hob with glass splash back, integrated AEG dishwasher, fridge freezer included in the sale, Karndean flooring, downlighters and radiator. The utility room is plumbed for an automatic washing machine which is included in the sale along with the tumble drier, shelved storage cupboard, radiator, and access to the garage from here.

Bedroom 1 with cloakroom

Front facing with double glazed window, radiator. The cloakroom comprises toilet, wash hand basin with vanity unit, mirror with downlighters, radiator and tiled floor.

Lounge

Flooded with natural light from the side facing bay window and a rear facing window both giving open views over the golf course. The bay window provides further seating, electric fire sitting on a marble hearth with marble mantel piece and surround and two radiators.





Master Bedroom with En-Suite Shower Room

This spacious room with bedroom fitment of wardrobes, radiator and window overlooking the garden. The en-suite shower room has a window, radiator, heated towel rail, vanity unit, wash hand basin with vanity unit and storage above, quadrant power shower with wet wall.

Upper Hallway

This space has been cleverly separated with one part as a hobby area with the other as office space with shelves and work areas, side facing Velux window.

Bedroom 2

Has a Velux window with built in blinds, radiator, built in wardrobes with mirror doors and shelves.

Shower Room

The bathroom has a four-piece suite comprising wash hand basin, toilet with vanity unit, bidet, walk-in quadrant shower, wet wall to shower area and splash back area and radiator.





Bedroom 3

Front facing window overlooking the front garden, two side facing Velux windows, wood effect flooring, radiator, built in tv unit with storage behind.

Outside

The front garden is laid to borders with stones and slabs, mature shrubs and planters. The driveway provides off street parking leading to the double garage which has an up and over door with power and light. Side access to the left of the property leads to the rear garden, with further access from the right of the property. The rear garden is surrounded by mature shrubs and grass with stoned borders keeping to a low maintenance.

The patio is the ideal suntrap and entertainment area with BBQ shelter to be included in the sale. A further fridge & freezer in the garage are also included in the sale, as is the 4 view CCTV system.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 62023

Services: Central Heating & Double Glazing

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

Local Authority: Angus Council

Council Tax Band: F

Post Code: DD9 7XX

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



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