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The Lodge

BOYSACK MILLS, ARBROATH, ANGUS, DD11 4RX

THE LOCATION

Situated approximately 2.5 miles from the A993, Arbroath to Brechin road, this property is idyllically located in the quiet Hamlet of Boysack Mill about three miles from Leysmill and yet is within an easy commute to a number of other Angus towns including Brechin, Forfar, Arbroath and of course Dundee. Aberdeen is just over 49 miles away making a commute of just over 1 hour giving the owner the "best of both worlds". This is a small community with a huge sense of community spirit.

Nearby Friockheim provides local amenities such as a primary school, local shop with a post office, pub and a community hub with a host of activities.





THE LODGE

We are delighted to offer onto the open market this architecturally designed and very spacious 3 double bedrooms detached family villa. The property sits down away from the quiet road with ample parking on the driveway. There are two garages with roller up and over electric doors and door into the property. The boiler is located in the garage with window and electrics. To the side of the garage is the tank and hot air heating system. To the other side is a flat lawned area which wraps itself around to the back with mature trees, hedging and gate leading to the 'Wild' garden behind which is on a slope and is approximately 0.2 of an acre.

The property can be accessed via the garage, to the side of the house or through the main doors at the front. Through the main double doors takes you into the vestibule leading into the large entrance hall. There are two large cupboards and stairs leading to the 1st floor. You can then step down into the large living room which has a garden room open plan extension to the rear, built to a high eco level with triple glazing, sliding door to the rear garden and corner wood burner. From the hallway, you can also access the large study with a front aspect, master bedroom with rear aspect and en-suite three-piece shower room.



"...STEP DOWN INTO THE LARGE LIVING ROOM WHICH HAS A GARDEN ROOM OPEN PLAN EXTENSION TO THE REAR..."



Walking down the corridor is the family downstairs bathroom finished off in a three-piece suite and opposite is a walk-in cupboard housing electrics. Continuing along is the family room or dining room which enjoys a dual aspect. You then access the large kitchen/dining/family area which is open plan and can suit a multitude of uses. The kitchen is well stocked with cupboards, fitted appliances, sink and island offering more preparation space and additional cupboards below. The room has ample space for sofas, table and chairs and has doors leading to the rear garden. Completing the downstairs accommodation is a very large utility room with ample cupboard space, under counter appliance space and sink.

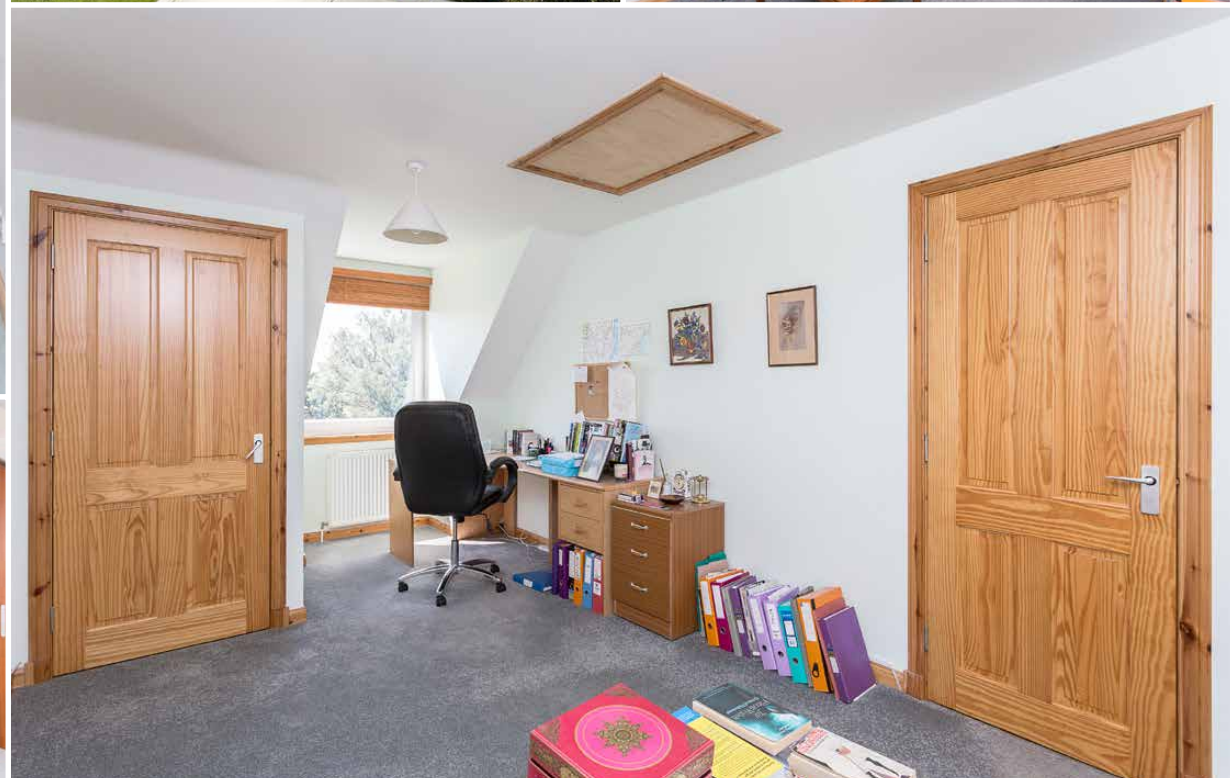
Upstairs are two large bedrooms, one of which has three double wardrobes and single wardrobe fitted and a lovely dual aspect. The other bedroom has access to the eaves and in the middle of the bedrooms is a lovely modern four-piece bathroom suite with walk-in double shower, bath, sink, WC, heated towel rail and enjoying rear aspect views through the Velux window.

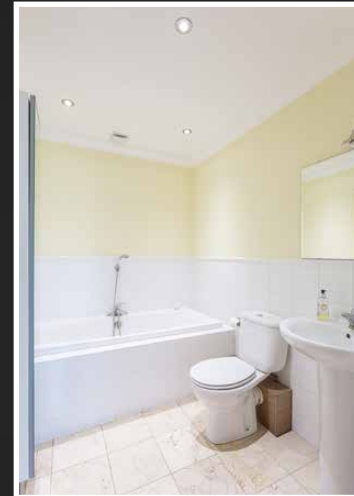
This property needs to be seen to be appreciated with the space and sheer size of the downstairs accommodation and would suit a range of buyers, especially ones which require more downstairs accommodation and as flexible layout.



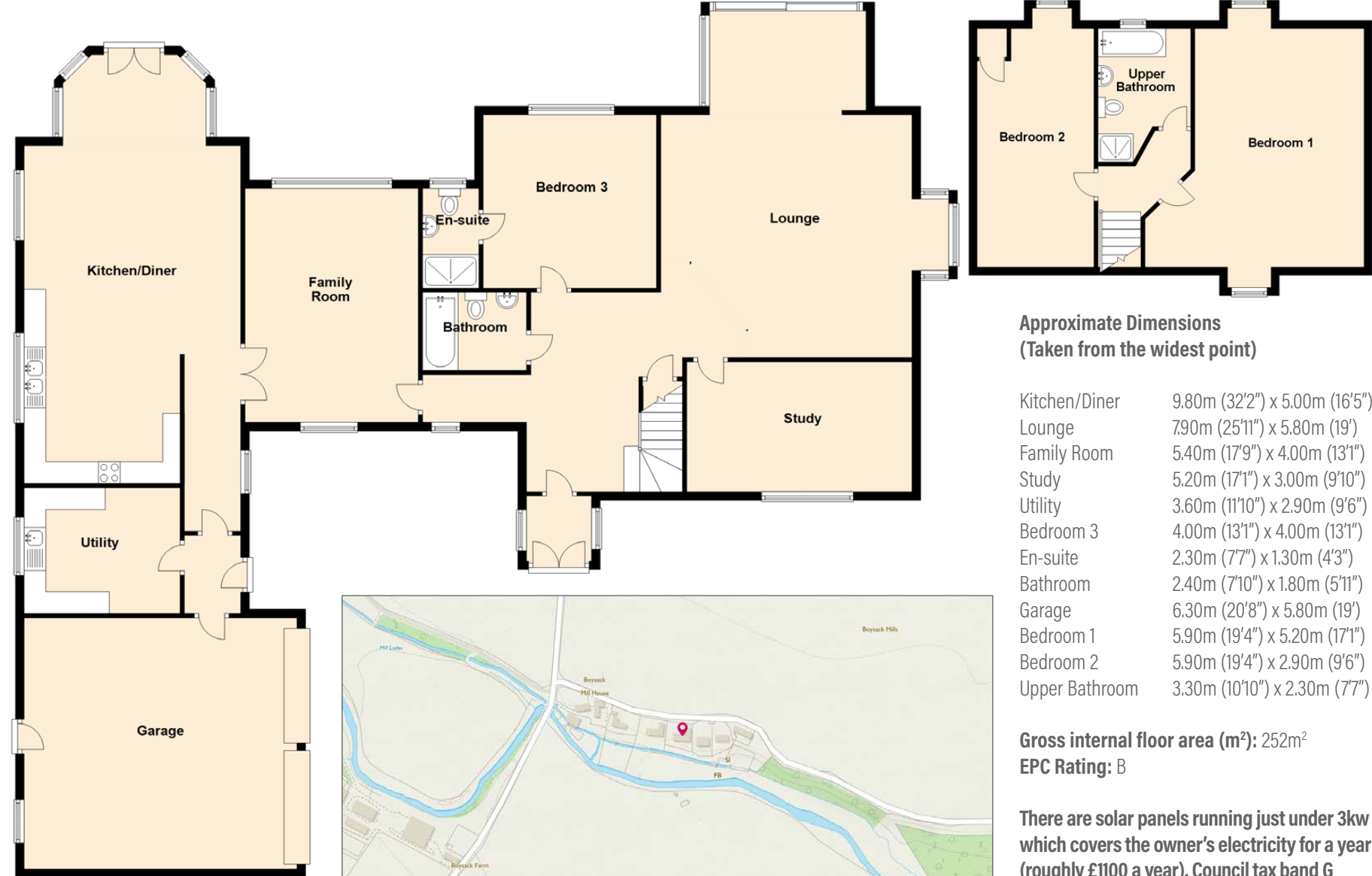
"...THE LARGE KITCHEN/DINING/FAMILY AREA WHICH IS OPEN PLAN AND CAN SUIT A MULTITUDE OF USES..."







BATHROOMS & EN-SUITE






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