

17 Keilor Way

INVERKEILOR, ARBROATH, DD11 5LA



*Fabulous four-bedroom villa with two bedrooms
and bathroom on the ground floor*



01382 721 212



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



This delightful and interesting home sits on a generous plot within a desirable residential location. Finished to a high standard with many delightful fixtures and fittings, this home is sure to appeal.

THE LOUNGE



The lounge is elegant in style and proportion and the kitchen flows into the sun lounge. A utility room is conveniently placed by the back door.

THE KITCHEN/SUN LOUNGE







There are four generously proportioned bedrooms, two of which are on the ground floor one with a three-piece en-suite. A family bathroom offers both a bath and a walk-in shower cubicle.

BEDROOM 1





BEDROOM 2



BEDROOM 3



BEDROOM 4



THE BATHROOM



Externally there is a long drive culminating in a detached garage with neat lawns framing the house. To the rear of the property, a deck takes centre stage and the real surprise is the fabulous log cabin, built to a high spec and insulated. Currently, there is a bar in there but the uses for this kind of building are numerous from a home office to a hot-tub spa if you desire. Or simply keep it as a garden bar and lounge to enjoy some quality time with friends and family.

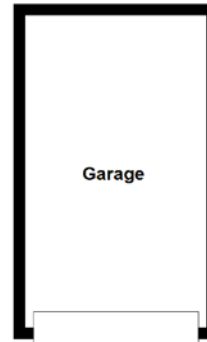
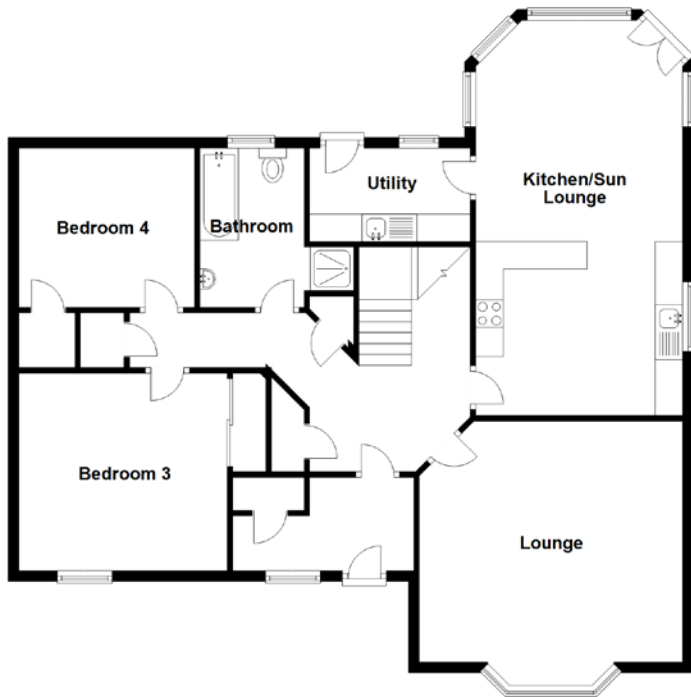
This home has been meticulously maintained and presented in true 'walk-in' condition.

THE GARDEN

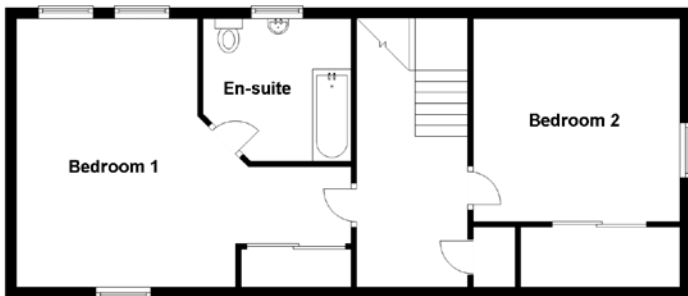




FLOOR PLAN, DIMENSIONS & MAP

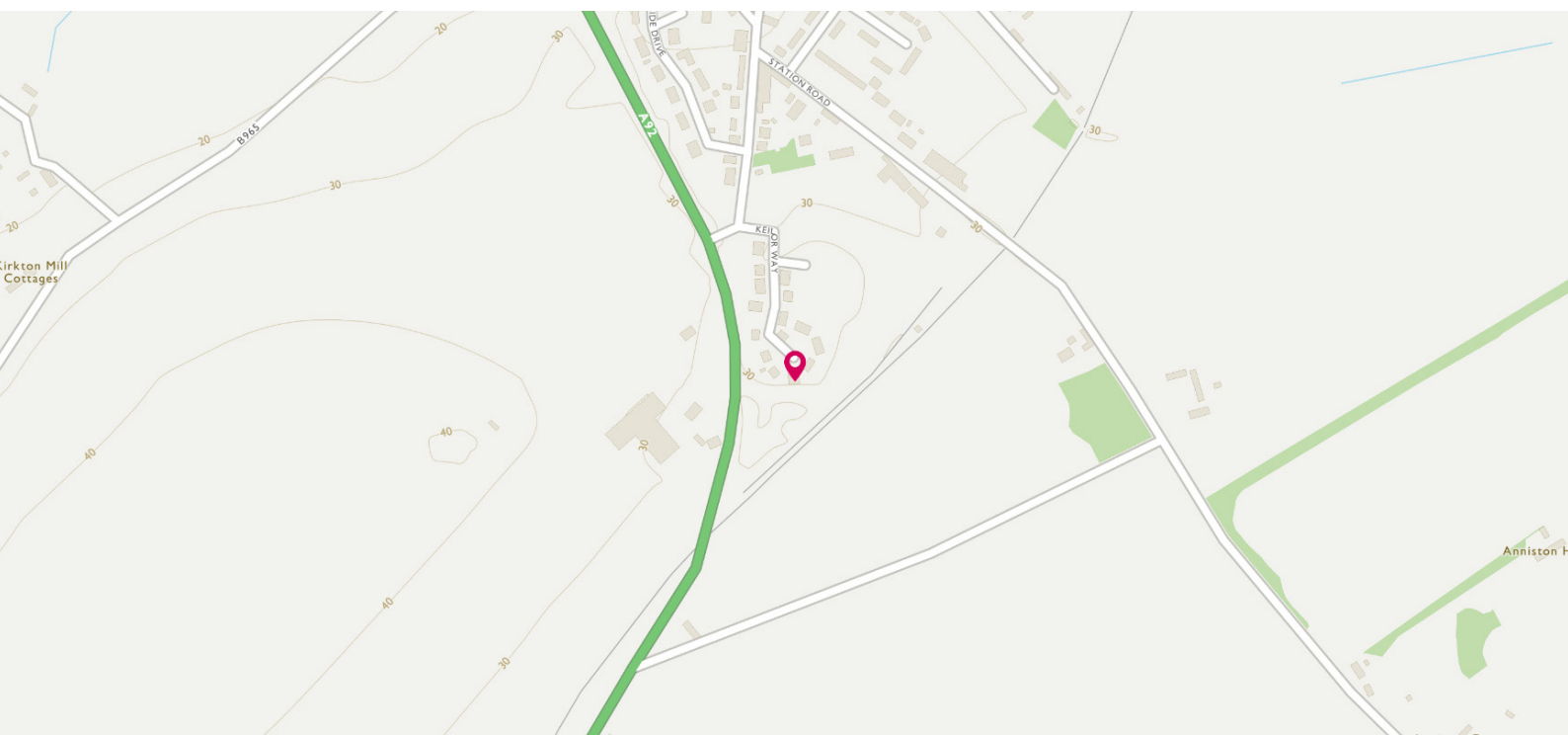


Approximate Dimensions
(Taken from the widest point)



Lounge	4.80m (15'9") x 4.40m (14'5")
Kitchen/Sun Lounge	7.20m (23'8") x 3.77m (12'5")
Utility	2.70m (8'10") x 1.70m (5'7")
Bedroom 1	6.10m (20') x 4.90m (16'1")
En-suite	2.70m (8'10") x 2.60m (8'6")
Bedroom 2	3.80m (12'6") x 3.70m (12'2")
Bedroom 3	3.80m (12'6") x 3.60m (11'10")
Bedroom 4	3.20m (10'6") x 2.90m (9'6")
Bathroom	2.90m (9'6") x 1.90m (6'3")
Garage	5.70m (18'8") x 3.30m (10'10")

Gross internal floor area (m²): 153m²
EPC Rating: C



THE LOCATION

Inverkeilor is a quiet little village in Angus lying close to the North Sea and midway between Arbroath and Montrose, close to the beautiful Lunan Bay.





Inverkeilor is Located within easy driving distance of both Dundee and Aberdeen which provide all the services expected of major centres. Dundee has renowned cultural facilities. There is a regular bus service from the village to Arbroath and Montrose, and express bus services to Dundee and Aberdeen. There are train stations at Montrose and Arbroath with regular services North and South. Airports are found at Aberdeen and Dundee. Lunan Bay is an award-winning beach on the Angus Coast, which is popular with surfers, dog walkers and horse riders. There are plenty of opportunities for off road riding and walking. This part of the Angus coastline is mainly red sandstone with cliffs, rock features and sandy bays peppering the coast. As well as Lunan Bay, there are a number of other beaches at Montrose and St Cyrus. Walkers can travel along the attractive coastal walk from Lunan Bay to Arbroath via Auchmithie. Fishing has long been associated with the area, especially in Arbroath, famous for its "smokies. The surrounding countryside is gently rolling farmland and there are nature reserves at Montrose Basin and St Cyrus. Fishing can be taken on the North and South Esks. Of course Scotland is known for her golf courses and there are golf courses at Montrose and Arbroath with the championship course at Carnoustie within easy driving distance. Some of the local attractions include Gordon's at Inverkeilor, a well known and award-winning restaurant, while the But n Ben in Auchmithie is close by.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01382 721 212

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JAYNE SMITH
Corporate Account Manager



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.