



4 FAULDIEHILL GRANGE
ARBIRLOT, BY ARBROATH, DD11 2PW



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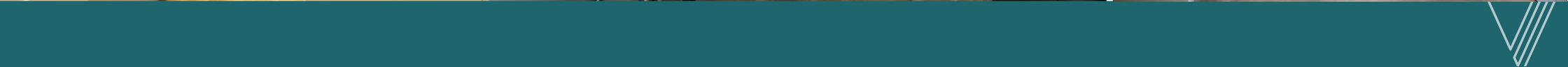
IMPRESSIVE DETACHED VILLA • LUXURY ENTERTAINING SPACE • SUBSTANTIAL GROUNDS

OFFERS OVER £415,000

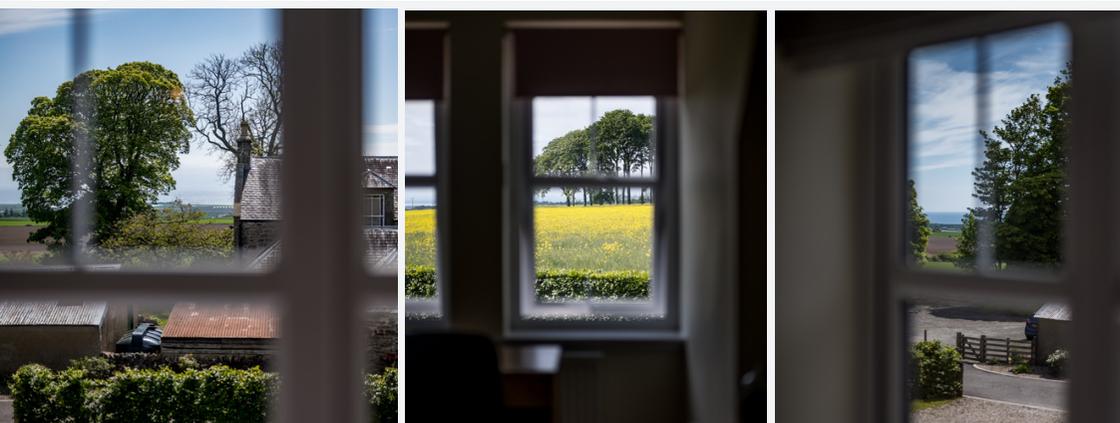
Built to an exceptional standard by locally regarded Guild Homes, this impressive detached villa offers highly generous accommodation and large grounds all set within a tranquil semi-rural location. This premium modern home offers a compelling blend of high quality finishings, beautiful countryside views and significant plot size. The development of just six homes is situated a short distance from the towns of Arbroath and Carnoustie with both Monifieth and Broughty Ferry within a 20 minute drive.

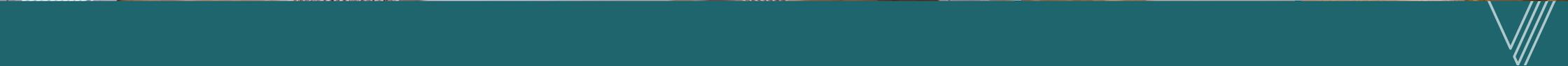
The accommodation spanning to circa 250m² set over two storeys is characterised by bright, adaptable open plan living areas and generous bedrooms. The home comprises, entrance vestibule to main reception hallway with WC. A large formal lounge offers two aspects of the surrounding gardens. The main open plan entertaining area is highly impressive offering a casual family lounge, dining kitchen, formal dining area and sun room. The kitchen is fitted with a range of quality units, integrated appliances and a central island finished with a quartz work surface. A large utility room with shower room is located off the kitchen also providing integral access to the double garage. The ground floor completed by a double bedroom with built-in wardrobe. The first floor provides three generous double bedrooms all with built-in wardrobes, the master suite enjoying a luxury en-suite and additional walk in wardrobe. The modern family bathroom is fitted with a bath and separate shower cubical. Practical specification is impressive with high efficiency oil fired central heating, full double glazing and PV solar panels. The garden grounds wrap around the home and are mainly laid to lawn. The rear garden is enclosed and offers a large paved patio for entertaining. The driveway offers parking for multiple vehicles and access to the double garage fitted with power, light and powered up-over doors. EPC - B







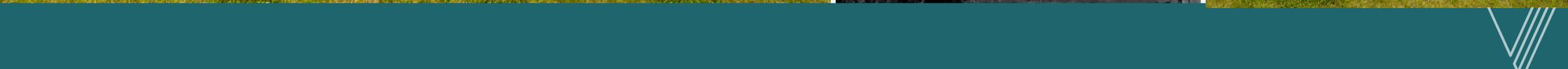




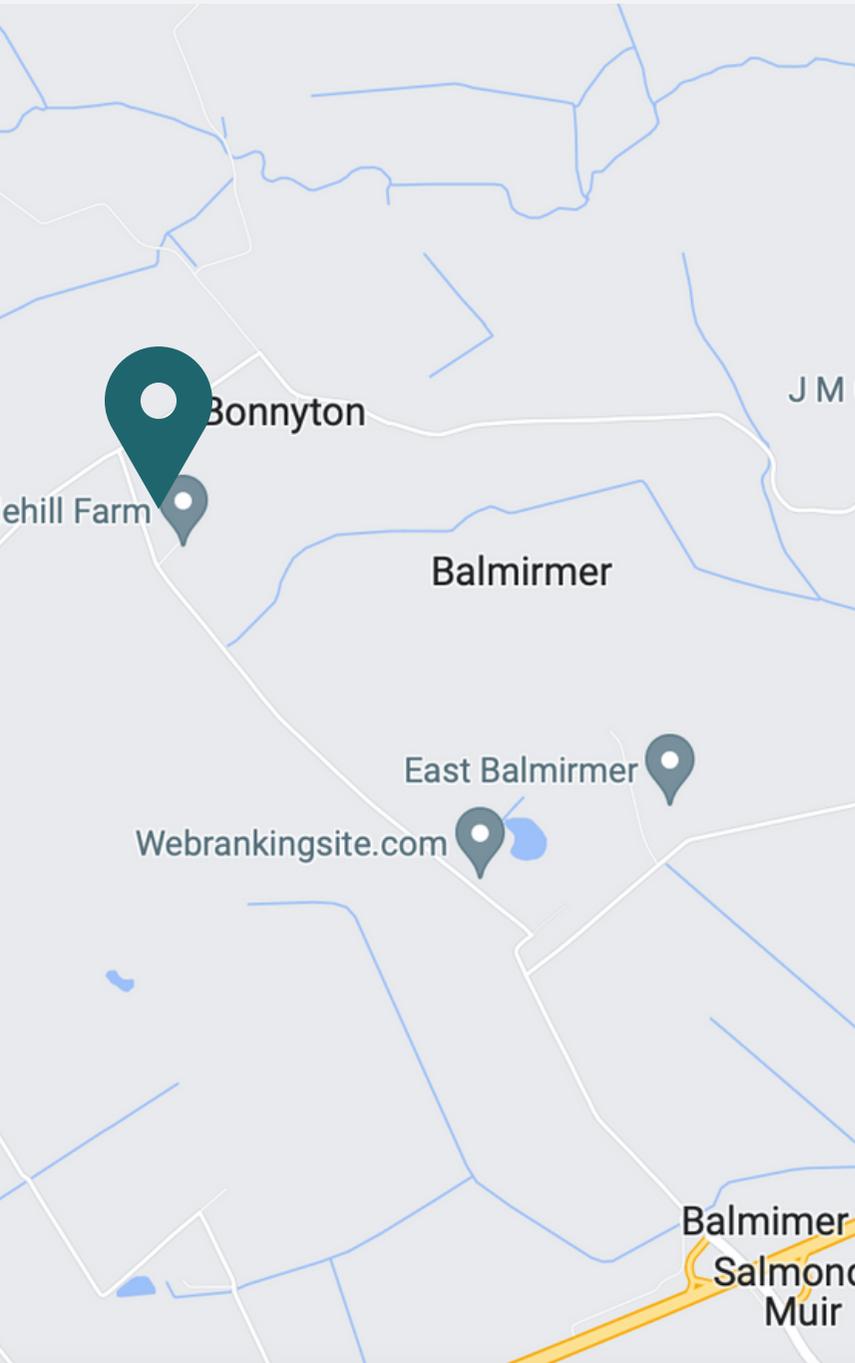








LOCATION



ROOM DIMENSIONS & FLOOR PLAN

Ground Floor

Lounge : 22'5 x 14'2

Sun Room: 10'4 x 11'0

Family/Dining/Kitchen: 17'1 x 19'4

Bedroom 4: 11'1 x 10'2

Utility Room: 9'0 x 14'0

WC 1: 6'5 x 3'9

WC 2: 9'0 x 3'9

Double Garage: 18'0 x 22'11

First Floor

Master Bedroom: 19'0 x 13'3

En-Suite: 13'6 x 7'11

Bedroom 2: 15'10 x 14'4

Bedroom 3: 15'9 x 11'1

Bathroom: 13'2 x 5'6



All sizes/plans are produced with care but are approximates



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