



14 Slateford Gardens | Edzell | DD9 7SX

Offers Over £345,000

T. DUNCAN & CO.
Solicitors • Estate Agents





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We are delighted to present this exceptional detached family home set in the picturesque village of Edzell. Positioned within a quiet cul-de-sac the property is perfect for a family looking for the village life with all the amenities of shops, primary school, hotels and renowned golf course all on your doorstep. This spacious 174m² property comprises of large lounge, sitting room, open plan kitchen/dining/family room, utility and cloakroom complete the ground floor. Master bedroom with en-suite shower room, three further double bedrooms and family bathroom on the first floor. To the outside there are front and rear gardens, off street parking leading to the double garage, the property also benefits from gas central heating and triple glazing.

- Detached Villa
- Lounge: 11'1 x 21'2 (3.88m x 6.47m)
- Cloakroom 6'1 x 3'11 (1.85m x 1.19m)
- Kitchen/Family: 20'7 x 22'8 (6.30m x 6.96m)
- Sitting Room 12'7 x 10'7 (3.88m x 3.27m)
- Utility: 5'3 x 10'7 (1.63m x 3.26m)
- Master Bedroom: 13'10 x 12'9 (4.26m x 3.95m)
- En-Suite: 4'3 x 9'10 (1.32m x 3.04m)
- Bedroom 1: 9'7 x 10'9 (2.96m x 3.34m)
- Family Bathroom: 7'4 x 6'9 (2.77m x 2.11m)
- Bedroom 2: 11'9 x 13'2 (3.64m x 4.02m)
- Bedroom 3: 14'6 x 14'9 (4.44m x 4.55m)
- Double Garage: 18'5 x 19'2 (5.64m x 5.87m)
- Front and Rear Gardens



Entrance Hallway: Laid to Karndean throughout, staircase leading to the upper level, understairs cupboard housing the fuse box, cloakroom and radiator.

Cloakroom: Comprising of toilet, wash hand basin and radiator.

Lounge: Bright spacious front facing room with window overlooking the garden, two radiators, electric fireplace with marble hearth and wooden surround, ample sockets and tv point.

Kitchen/Dining/Family: Ideal open plan entertainment area, laid to Karndean flooring, the kitchen is fitted to modern base and wall units with coordinating worktops incorporating a stainless-steel sink with mixer tap, integrated appliances include a dishwasher and fridge freezer, NEF hob and oven with extractor fan above, two radiators, tv point and French doors leading to the rear garden.

Sitting Room: Electric fireplace on a tiled hearth with wooden surround, tv point and radiator.

Utility: Plumbed for washing machine, under counter space for extra appliances, stainless-steel sink with mixer tap, base unit, shelved cupboard and access to the double garage and rear garden.





Upper Landing: Radiator, Velux window, and shelved cupboard housing the hot water tank.

Master bedroom: Front facing, double fitted wardrobe with hanging rail and shelf, radiator, and tv point.

En-suite: Comprising of toilet, wash hand basin, tiled shower cubicle, Velux window and radiator.

Bedroom 1: Rear facing, radiator, tv point, fitted wardrobe with hanging rail and shelf.

Bathroom: Four-piece with bath, toilet, wash hand basin with vanity unit, shower cubicle, tiled to dado height, heated towel rail, Velux window and shaver point.

Bedroom 2: Rear facing fitted wardrobe with hanging rail and shelf, radiator, tv point and access to the loft space.

Bedroom 3: Front facing, tv point, radiator, cupboard, fitted wardrobe with shelves and hanging rail.





Double Garage: Two up and over doors, power and light, side door, internal water tap, and Worcester gas boiler.

Outside: The front garden is laid to grass and borders with tarred driveway providing off street parking for several cars, gated side access to the rear garden. The established rear garden is laid to grass, slabs, stone borders, mature shrubs and trees, whirly, outside tap and wooden shed.



Services: Central Heating & Triple Glazing

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

Local Authority: Angus Council

Council Tax Band: F

Post Code: DD9 7SX

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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