



Village Estates

Independent Estate Agents & Valuers

Dullatur 6 Tintock Place



07/1420

5 Bedroomed Detached Villa

Vestibule • Reception Hallway • Lounge • Sitting Room/3rd
Public Room • W.C • Dining Room •
Breakfasting Kitchen • Utility • Family Room.
5 Bedrooms • Two En-Suites • Bathroom •
Double Detached Garage

Offers Over £489,995

Boasting one of the largest properties in this executive development, Village Estates are proud to present to the open market the 'Monarch', a luxury 5 bedroomed detached split-level villa formed over four levels. Generous sized driveway leading to double detached garage, with front and landscaped rear garden. Other benefits include Gas Central Heating, Double Glazing and a Security Alarm System.

- **Vestibule**

Entry via double doors into vestibule. Ceiling mounted lighting, walls emulsioned, ceiling coving.

- **Reception Hallway**

Spacious Hallway, laminate flooring, overhead lighting and power points. Ceiling coving, walls emulsioned. Central heating radiator. Two generous sized storage cupboards. Access to Lounge, Sitting Room, W.C. and Staircase to next level.

- **Lounge 22'4" x 14'9"**

Lovely Bright room. Carpeted flooring, recessed down lighters, ample power points. Walls emulsioned, ceiling coving. Feature Gas Fire & Surround. Central heating radiator. Window to front of property and French Doors leading to Garden.



- **Sitting Room/Study 13'0" x 11'5"**

Giving flexible usage. Laminate flooring, overhead lighting and power points. Walls emulsioned, ceiling coving. Central heating radiator. Window to front of property.

- **W.C.**

Large W.C. comprising 2 piece white suite. Walls emulsioned and tiled at splash-back, vinyl flooring. Central heating radiator, recessed downlighters.

- **Breakfasting Kitchen 20'4" x 13'5"**

Lovely fitted Kitchen. Comprising range of base and wall mounted units, complementary work surfaces, stainless steel sink with drainer & central mixer. Rangemaster Cooker with Overhead Hood. Integrated: Dish Washer and Micro Wave. Space for Fridge Freezer. Walls emulsioned and tiled at splash-back. Ceiling coving, vinyl flooring. Recessed downlighters, ample power points. Breakfast Bar Area. Windows to front and Side of Property. Access to Utility.



- **Utility Room**

Comprising base unit, complementary work surface, stainless steel sink with drainer & mixer. Space for Washing Machine & Freezer. Walls emulsioned and tiled at splash-back. Vinyl flooring. Central heating radiator, Overhead lighting, power points. Storage Cupboard. Window to rear of property. Access to garden.

- **Family Room 13'2" x 11'4"**

Carpeted flooring, overhead lighting and power points. Ceiling coving, walls emulsioned. Central heating radiator. French Doors leading to Garden.



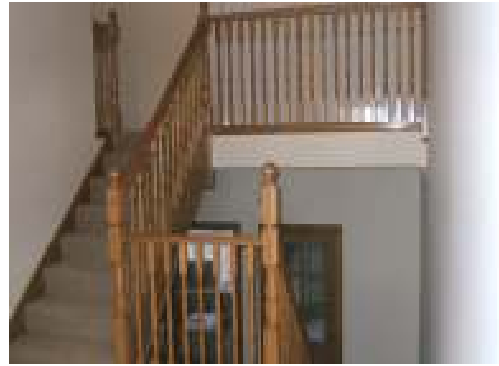
- **Dining Room 16'2" x 12'3"**

Carpeted flooring, recessed down lighters. Walls emulsioned, ceiling coving. Central heating radiator. Window to front of property.



- **Upper Hallway**

Giving access to Bedrooms 1 and 2.
Ceiling coving, walls emulsioned.
Carpeted flooring, window to front of property.



- **Bedroom No. 1 15'4" x 14'9"**

Excellent sized Master Bedroom. Carpeted flooring, recessed down lighters. Fitted wardrobes giving hanging and shelving space. Recessed downlighters. Ceiling coving. Power points. Central heating radiator. Window to front of property. Access to En-Suite.



- **En-Suite**

Comprising four piece suite including fully tiled shower enclosure. Vinyl flooring, recessed down lighters. Towel Ladder. Ceiling coving, walls tiled ½ height at bath area and emulsioned above. Ceiling coving. Window to rear of property.

- **Bedroom No. 2 17'0" x 14'3"**

Carpeted flooring, overhead lighting and power points. Fitted wardrobes giving hanging and shelving space. Ceiling coving, walls emulsioned. Central heating radiator. Window to front of property. Access to En-Suite.

- **En-Suite**

Comprising three piece suite including fully tiled shower enclosure. Vinyl flooring, recessed down lighters. Ceiling coving. Walls emulsioned and tiled at splash-back.

- **Upper Level**

Carpeted flooring, overhead lighting and power points. Two storage cupboards, one housing the boiler. Central heating radiator. Access to Bedrooms 3,4 and 5 and Family Bathroom.

- **Bedroom No. 3 16'5" x 13'1"**

Lovely room with fitted mirror wardrobes. Laminate flooring, overhead lighting and power points. Central heating radiator. Walls emulsioned, ceiling coving. Door leading to balcony.



- **Bedroom No. 4 13'1" x 10'6"**

Laminate flooring, overhead lighting and power points. Ceiling coving, walls emulsioned. Central heating radiator. Window to rear of property.

- **Bedroom No. 5 13'1" x 9'5"**

Laminate flooring, overhead lighting and power points. Fitted wardrobes giving hanging and shelving space. Walls emulsioned. Central heating radiator. Window to rear of property.



- **Bathroom**

Fabulous sized Family Bathroom comprising four piece suite including fully tiled double shower enclosure. Remaining walls tiled ½ way and emulsioned above. Vinyl flooring, recessed down lighters. Ceiling coving. Central heating radiator. Window to front of property.

- **Extras**

To Be Included In Sale: All Carpets & Floor Coverings. All Curtains & Blinds. All Light Fittings. Range Cooker and Overhead Hood. Integrated: Microwave and Dish Washer. Washing Machine & Tumble Dryer. Gas Fire & Surround.

- **Garden**



- **Rear of Property**



These particulars are believed to be correct and do not form part of any contract. Measurements have been taken using a sonic tape and may be subject to a small margin of error. Electrical/Gas fittings have not been tested and are assumed to be in working order.

Photographs are included for information purposes only and it should not be assumed that any item is included in the purchase price of the property.

Ref. No. VEC07.1420

Clients: Mr & Mrs Munir

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Office Opening Hours

9am – 5.30pm Monday – Friday

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Websites

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