

Connelly & Yeoman

Solicitors &

Estate Agents

2 ROSEBERRY PLACE, ARBROATH DD11 2AW



OFFERS AROUND £220,000

This is an impressive **SUPERIOR DETACHED BUNGALOW** that affords deceptively spacious family accommodation on one level. The house occupies an enviable commanding position within a much sought after residential area to the west end of the town which is convenient for Schools, Arbroath Lawn Tennis Club, Sports Centre, Cricket Ground, Local Shops and Bus route. The stylish well-appointed adaptable home having been maintained and decorated to a high standard by the existing owner, has many additional attractive features, including a splendid high quality Kitchen, the stunning Shower Room & W.C./Cloaks. An aluminium pull down ladder leads to the large partially floored loft. The property enjoys the benefits of Gas Central Heating & Double Glazed Windows. A lovely easily maintained front garden is neatly laid out in coloured chipped stones with a paved pathway to the main door. A driveway leads to the garage. An additional shared driveway at the other side, gives access through to the rear of the property. A delightful enclosed rear easily maintained private garden is laid out neatly lawn with a paved sun terrace and patio area. There are two large outbuildings that have power & light. A door leads out to the shared driveway. Viewing the highly desirable home is absolutely essential.



78 High Street ♦ Arbroath ♦ DD11 1HL ♦ DX530458 Arbroath ♦ Tel: (01241) 434200
Fax: (01241) 434100

31 High Street ♦ Carnoustie ♦ DD7 6AG ♦ Tel: (01241) 859500 ♦ Fax: (01241) 859347
Website: www.connellyyeoman.com ♦ Email: enquiries@connellyyeoman.com

ACCOMMODATION

Entrance Vestibule, Reception Hallway, Lounge, Dining Room, Kitchen, Family/Garden Room, Utility Room, W.C./Cloaks, 3 Bedrooms, Shower Room.



LOCATION

Travelling into Arbroath from Dundee, turn left up the Infirmary Brae into Viewfield Road. Take the first turning to the right into Roseberry Place. No.2 is situated on the right hand side.

**ENTRANCE
VESTIBULE:**

Entered through a substantial front entrance door with glazed inset panels into the Vestibule. Corniced ceiling. Cloakpegs. Tiled floor. Cupboard housing electricity meter. A hardwood and glazed panelled front entrance door.

**RECEPTION
HALLWAY:**

Attractive spacious L-shaped welcoming Reception Hallway that has fresh neutral decoration. Corniced ceiling. Intricate plasterwork detail. A roof light allows additional light to flow in. Parquet flooring.

LOUNGE:

Approx. 12' 11" x 11' 6". This is beautifully presented bright and airy, magnificently sized room that has tasteful decoration. Large front facing picture window. Corniced ceiling. Recess display alcove with shelving.

DINING ROOM:

Approx. 11' 6" x 10' 7". A particularly stunning generously proportioned room that has french glazed doors which give access into the Family/Garden Room. Ample space for dining table & chairs. Corniced ceiling. Recessed display alcove with shelving. Laminate flooring. Open to the Kitchen.

KITCHEN:

Approx. 10' 10" x 8' 6". A feature of this home is the splendid extremely spacious modern Kitchen fitted with highly quality base and wall mounted units in an Oak colour. Chrome coloured accessories. Wine display racks. Ample worktop surfaces in a contrasting Brown granite effect finish with concealed lighting over. Co-ordinating wet wall splashbacks. Stainless steel sink top with mixer tap and drainer. Incorporating Gas hob range, double electric oven with extractor over. Integrated Dishwasher & Fridge/Freezer Side facing window. Corniced ceiling. Laminate flooring.

**FAMILY/GARDEN
ROOM:**

Approx. 13' 9" x 9' 5". A highly impressive versatile room of generous proportions. Laminate flooring. Sliding patio doors lead out. A velux roof window allows additional light to flow in.

UTILITY ROOM:

Approx. 8' 4" x 5' 4". Fitted with base unit in a Duck Egg Blue high gloss finish. Worktop surfaces in a Grey colour. Stainless steel sinktop with mixer tap. Plumbed for automatic washing machine. Space for tumble dryer. Laminate flooring. Rear facing window.

W.C./CLOAKS:

Approx. 5' 3" x 5'. Nicely presented with white w.c. and wash hand basin. Window.

SHOWER ROOM:

Approx. 9' 1" x 5' 11". Most attractive Shower Room, comprising white w.c. with concealed cistern, vanity unit in a Light Beech colour, incorporating the white wash hand basin with pelmet lighting & mirror. Contrasting wall tiles. Separate shower enclosure with wet wall covering. Panelled ceiling. Downlighters. Wall mounted heated towel rail. Window.

BEDROOM 1:

Approx. 12' 11" x 9' 6". A most impressive excellently sized double bedroom that has been decorated to an exceptionally high standard. A window has a pleasing outlook towards the rear garden. Two triple and single fitted wardrobe unit with useful storage and hanging space. Corniced Ceiling.

BEDROOM 2:

Approx. 12' 11" x 12' 9". This is a very pleasant, tastefully decorated, generously proportioned double bedroom. A large picture window overlooks the front garden. Picture rail. Corniced ceiling. Two double & single unit, one of which has a mirror front. Corniced ceiling. with ample storage and hanging space.

BEDROOM 3:

Approx. 10' 11" x 9' 11". A delightful freshly decorated, well proportioned double bedroom that has a large window which overlooks the front of the property. Corniced ceiling. Laminate flooring.

HEATING:

Gas Central Heating.

FEATURES:

Double Glazed Windows.

LOFT:

An aluminium pull down ladder leads to the large partially floored loft.

OUTSIDE:

A lovely easily maintained front garden is neatly laid out in coloured chipped stones with a paved pathway to the main door. A driveway leads to the garage. An additional shared driveway at the other side, gives access through to the rear of the property. A delightful enclosed rear easily maintained private garden is laid out neatly lawn with a paved sun terrace and patio area. There are two large outbuildings that have power & light. A door leads out to the shared driveway.

GARAGE:

With power & light. Door to garden.

HOME REPORT:

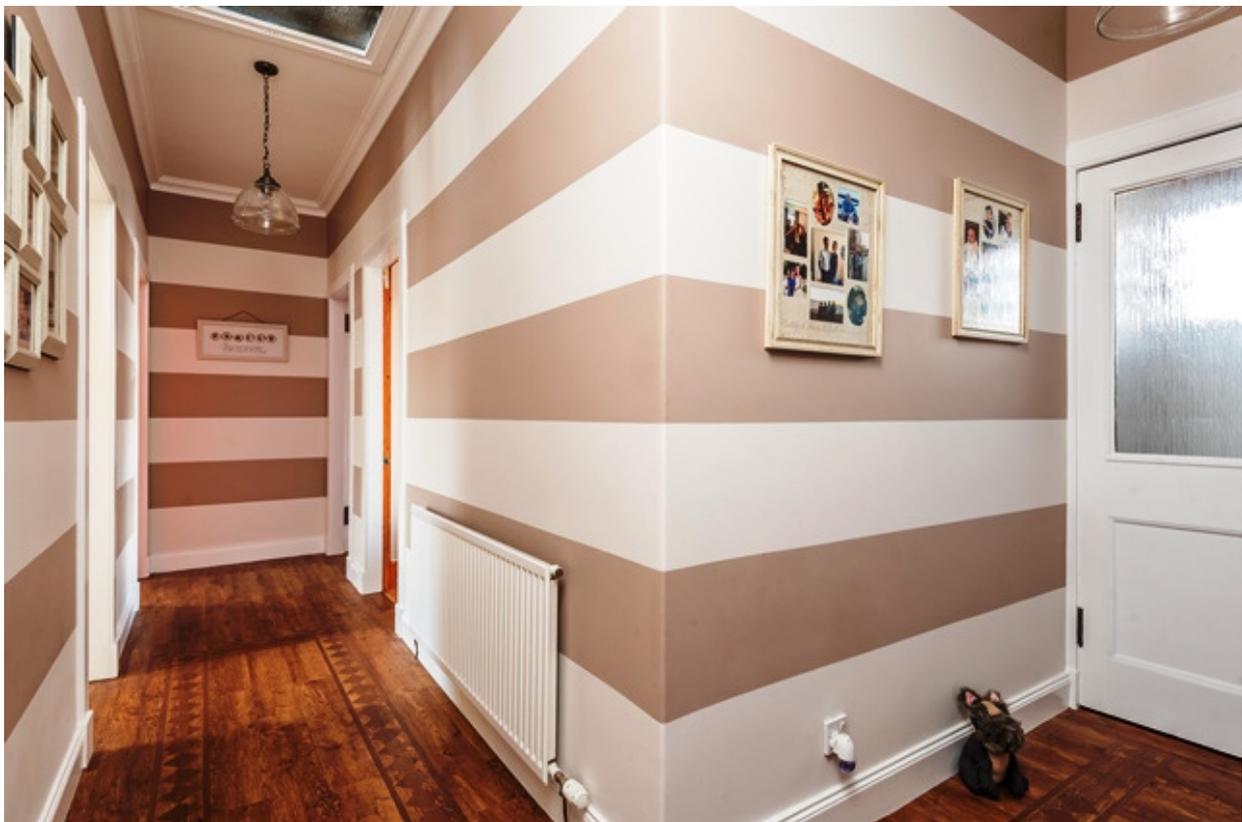
For further information relating to the condition of the property, viewing the Home Report is recommended.

E.P.C Rating:

D.

VIEWING:

By arrangement with Connelly & Yeoman.





















Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2018

These particulars are intended to give a fair description to assist a proposed purchaser when viewing a property, but their accuracy is not guaranteed and they shall not form part of any offer or contract. They are not to be treated as representations or warranties nor do they make or give any representation or warranty whatsoever.