

Connelly

Solicitors &



Yeoman

Estate Agents

40 BEECHWOOD ROAD, ARBROATH, DD11 4HU



OFFERS AROUND £205,000

This highly impressive **DETACHED BUNGALOW** offers excellent generously proportioned versatile accommodation on one level, ideally situated within a most desirable area of the town, convenient for Schools, Shop and local transport. The stylish home, which is in immaculate order and the decoration is of an exceptionally high standard, has many additional attractive features, including the stunning well appointed Kitchen, the beautiful new Shower Room and recently replaced Light Oak interior doors, surrounds and finishings. The property enjoys the benefits of Gas Central Heating, Double Glazed Windows & Exterior Doors. An easily maintained, attractively laid out garden is to the front in lawn with borders in assorted shrubs, bushes and flowers. A long coloured monoblock driveway has adequate space for parking several vehicles. The delightful enclosed and very private rear well stocked garden is laid out neatly in lawn, beautiful assorted trees, shrubs, bushes and flowers. In addition, there is a paved sun terrace and a patio area. A shed is included. External lighting. Outside tap connection. Viewing this home internally is highly recommended.



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ACCOMMODATION

Reception Hallway, Lounge, Dining Kitchen, 3 Double Bedrooms & Shower Room.



LOCATION

Travelling on Kirkton Road, turn into East Kirkton Road. Turn first right into Beechwood Road.
Continue along . No. 40 is situated on the right hand side.

**RECEPTION
HALLWAY:**

Enter through a substantial double glazed front entrance door with glazed leading into the spacious welcoming hallway that has tasteful decor. Corniced ceiling. Two spotlight clusters. Store cupboard. All rooms lead off. Access to the partially floored loft.

LOUNGE:

Approx. 14' 8" x 13' 1". A door with glazed inset panels leads into a particularly stunning bright and airy magnificently sized Lounge that has been recently decorated to a high standard. A large picture window enjoys a pleasing outlook over the front garden. Traditional white marble fireplace with hearth and coal effect electric fire. Corniced Ceiling.

DINING KITCHEN :

Approx. 16' 5" x 9' 9". A door with glazed panel insets gives access into the very stunning, freshly decorated, well appointed Dining Kitchen. Fitted with both base and wall mounted units in a 'Beech' colour. Chrome coloured accessories. Display shelving. Ample worktop surfaces in a Dark Black effect finish with concealed lighting over. Stainless steel sinktop with drainer & mixer tap. Incorporating gas hob with extractor canopy over. Double electric oven. Integrated automatic washing machine, tumble dryer, fridge & freezer. A window has an outlook towards the rear. Additional side facing window. Cupboard. Corniced Ceiling. Downlighters. Tiled effect interlocking flooring. Ample space for table and chairs. Downlighters. Double glazed door leading out.

SHOWER ROOM:

Approx. 5' 7" x 4' 11". A beautiful new Shower Room. White w.c. & substantial fitted vanity unit in an Ivory coloured high gloss finish. Dark Black sparkled top and incorporating the white wash hand basin. Chrome coloured accessories Matching tiling complements the suite. Large walk in shower enclosure with Attractive Black sparkled contrasting wet wall covering with screen. Bathroom accessories High level window with display sill. Wall mounted chrome coloured towel radiator. Parador panelled ceiling with chrome coloured insets and downlighters. Tiled floor.

BEDROOM 1:

Approx. 12' x 9' 10". This is a beautifully presented bright excellently sized double bedroom that has been decorated to a high standard. A window overlooks the front garden. Corniced ceiling. Substantial fitted wardrobe unit with four sliding mirror fronted doors.

BEDROOM 2:

Approx. 10' 1" x 9' 3". A most attractive generously proportioned freshly decorated, room that is presently used as a Dining Room. A window overlooks the rear garden. Corniced ceiling.

BEDROOM 3:

Approx. 9' 2" x 7' 10". An impressive bedroom, of generous proportions, that has tasteful decoration. A window has an outlook towards the rear of the property. Corniced ceiling. Spotlight cluster.

FEATURES:

Gas Central Heating. Double Glazed Windows & Exterior Doors. Recently replaced light oak interior doors, surrounds and finishings.

OUTSIDE:

An easily maintained, attractively laid out garden is to the front in lawn with borders in assorted shrubs, bushes and flowers. A long coloured monoblock driveway has adequate space for parking several vehicles. The delightful enclosed and very private rear well stocked garden is laid out neatly in lawn, beautiful assorted trees, shrubs, bushes and flowers. In addition, there is a paved sun terrace and a patio area. A shed is included. External lighting. Outside tap connection.

E.P.C. Rating:

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HOME REPORT:

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

VIEWING:

By arrangement with Connelly & Yeoman.













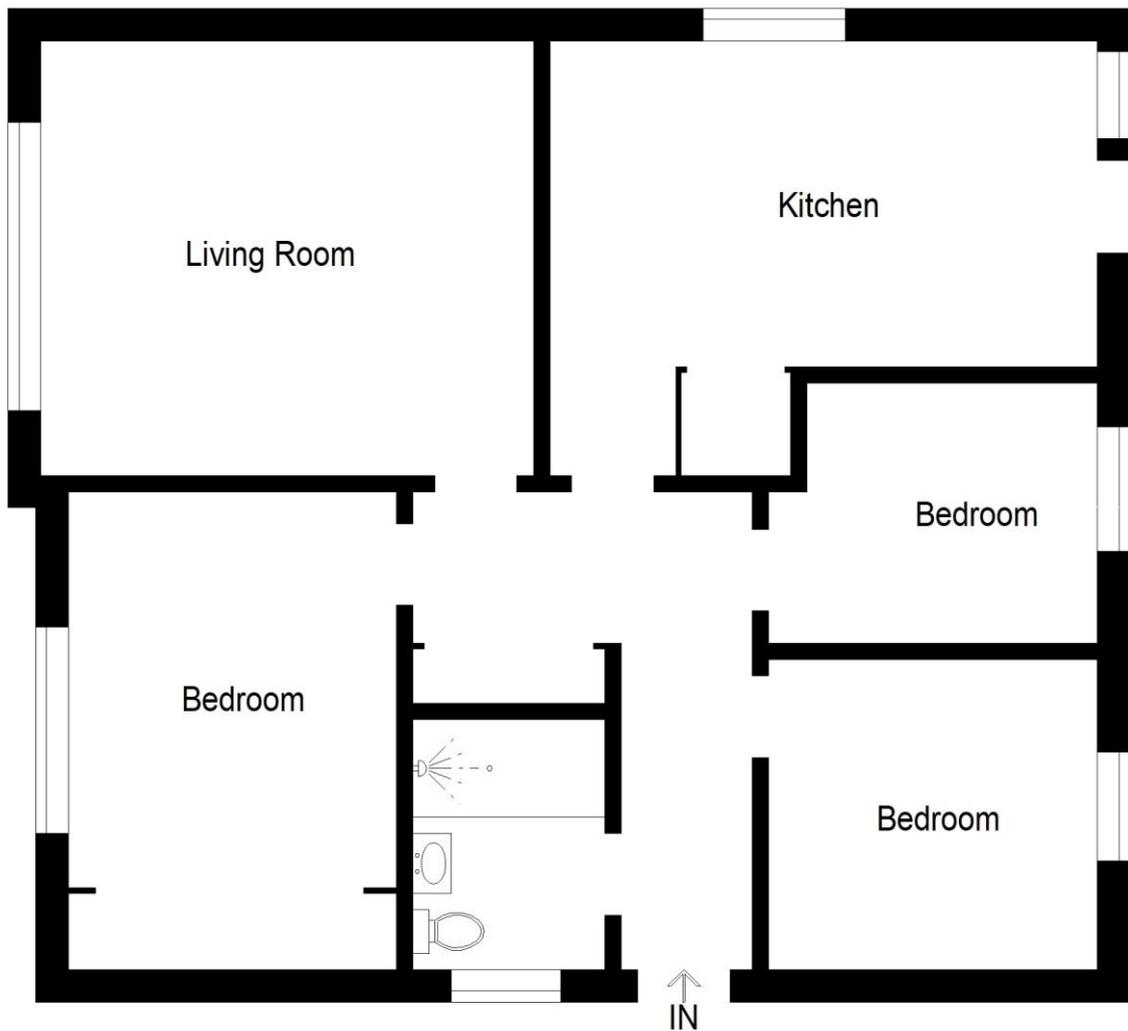


Illustration For Identification Purposes Only.
Not To Scale (ID486233 / Ref:67745)

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.