

34 HOSPITALFIELD ROAD, ARBROATH DD11 2LS



OFFERS OVER £160,000

This is a highly impressive bright and airy **SEMI DETACHED BUNGALOW** which offers splendid generously proportioned accommodation on one level and is pleasantly situated within a well established residential area, close to Schools and local transport. The stylish home has been maintained and decorated by the existing owners to an exceptionally high standard, with many additional attractive features, including, white hardwood interior doors, a beautiful modern well appointed Kitchen, the stunning new Bathroom & a charming garden Room. The property enjoys the benefits of Gas Central Heating, Double Glazed Windows & Exterior Doors. An aluminium pull down ladder gives access to the large floored loft. To the front is a lovely, easily maintained garden laid out neatly in lawn and a pathway leading to the front door. A long monoblock driveway leads to a garage. A link door leads into the delightful enclosed private which is laid out attractively in lawn with a paved patio area and sun terrace. External lighting. Outside tap connection. Viewing this home is highly recommended.



78 High Street ♦ Arbroath ♦ DD11 1HL ♦ DX53458 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

Vestibule, Hallway, Lounge, Garden Room, Dining Kitchen, 2 Double Bedrooms, Bathroom.



LOCATION

Travelling from the Westway turn into Hospitalfield Road. Continue to the top and turn right. No. 34 is situated on the right hand side.

VESTIBULE:

Approx. 5' x 4' 3". Enter through a most attractive White U.P.V.C. double glazed front entrance door with "Rennie Mackintosh" style design inset into the Vestibule. Corniced ceiling. Meter Cupboard. Bamboo wood flooring

HALLWAY:

Enter through white hardwood and split pane glazed door into the spacious and welcoming hallway that has fresh decoration. Bamboo wood flooring. Corniced ceiling. Two useful store cupboards. Access to the large floored loft.

LOUNGE:

Approx. 16' x 11' 8". A white hardwood and glazed panelled door leads into the particularly stunning bright and airy magnificently sized room that has been decorated to a high standard. Corniced Ceiling. Patio Doors leads into the Garden Room.

GARDEN ROOM:

Approx. 12' 5" x 7' 8". This is an impressive glazed Garden Room that has windows with a most appealing outlook towards the rear garden. A French glazed door leads out.

DINING KITCHEN:

Approx. 11' x 9'. A feature of this home is the superb modern well appointed, freshly decorated, Dining Kitchen. Fitted with base and wall mounted units in a Beech colour. Chrome coloured accessories. Ample worktop surfaces in a Dark Black charcoal colour. Black coloured sink top with mixer tap. Incorporating Gas Hob & Double Electric Oven. Integrated automatic washing machine. Attractive contrasting wall tiles. A window overlooks the front garden. Recess with archway. Wall mounted tall radiator. Space for table & chairs. Corniced Ceiling. Downlighters. Wall shelving. White hardwood door with glazed panels gives access to the Hallway. A white double glazed door leads out.

BATHROOM:

Approx. 6' 6" x 6' 3". Well presented with new three piece white suite. Shower unit over the 'P' shaped bath with screen. Beautiful matching tiling complements the suite. Bathroom accessories. Wall mounted chrome towel radiator. Window.

BEDROOM 1:

Approx. 13' 11" x 10'. An impressive excellently sized recently decorated double bedroom that has an open aspect outlook over the rear garden. Double fitted wardrobe.

BEDROOM 2:

Approx. 11' 7" x 10' 1" An extremely attractive generously proportioned front facing double bedroom that has tasteful decoration. Triple fitted wardrobe with smoke glazed sliding doors.

HEATING:

Gas Central Heating.

FEATURES:

Double Glazed Windows & Exterior Doors.

OUTSIDE:

To the front is a lovely, easily maintained garden laid out neatly in lawn and a pathway leading to the front door. A long Monoblock driveway leads to a garage. A link door leads into the delightful enclosed private which is laid out attractively in lawn with a paved area and sun terrace. External lighting. Outside tap connection.

GARAGE:

Single garage. Window to the rear.

EPC RATING:

D

HOME REPORT:

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

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.