



**42 Beechwood Road, Arbroath,
DD11 4HU**

DETACHED BUNGALOW



Key Features

- Spacious driveway which leads to the garage • Attractive features
- Double glazed windows & doors • Gas central heating



OFFERS AROUND
£200,000

Property Description

RECEPTION HALLWAY: Enter through a substantial hardwood and glazed front entrance door leading into the spacious welcoming hallway. Store cupboard. All rooms lead off. Access to the loft.

LOUNGE: Approx. 15' x 13' 2". A particularly stunning bright and airy magnificently sized Lounge that has a large picture window and enjoys a pleasing outlook over the front garden. Corniced Ceiling.

DINING KITCHEN: Approx. 16' 9" x 9'. A well appointed Dining Kitchen. Fitted with both base and wall mounted units in a White colour. Chrome coloured accessories. Ample worktop surfaces in a Light Grey colour. Stainless steel sinktop with drainer & mixer tap. Contrasting wall tiles. Incorporating gas hob with extractor canopy over & electric oven. Plumbed for automatic washing machine. A window has an outlook towards the side. Patio doors lead out to the garden. Ample space for table and chairs. Spotlight track.

BATHROOM: Approx. 7' 2" x 5' 11". A lovely modern Bathroom with three piece suite. Shower unit over the bath with screen. Attractive wet wall covering complements the bathroom. Bathroom accessories. Window.

BEDROOM 1: Approx. 11' 11" x 9' 8". This is a beautifully presented bright excellently sized double bedroom that has a large window which overlooks the front garden. Substantial double fitted wardrobe unit with sliding mirror fronted doors.

BEDROOM 2: Approx. 10' 7" x 9' 3". A most attractive generously proportioned bedroom that has a window with an outlook towards the rear garden.

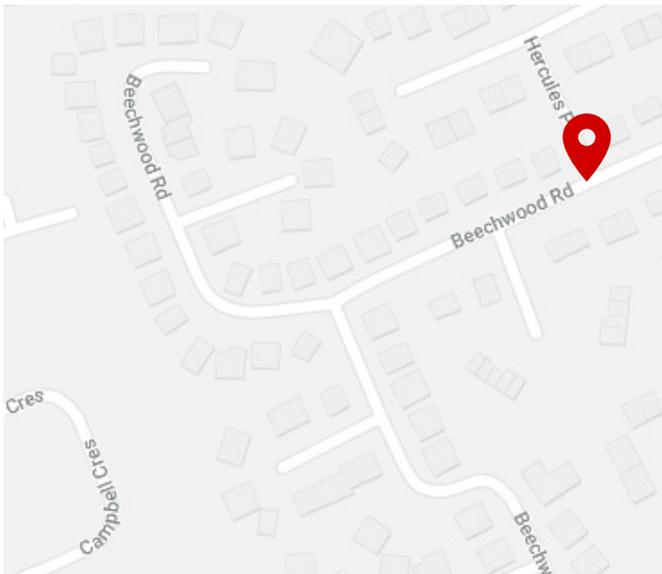
BEDROOM 3: Approx. 9' 4" x 7' 10". A delightful bedroom of generous proportions with a window which overlooks the rear garden.

OUTSIDE: An easily maintained, attractively laid out garden is to the front in lawn with an area of assorted shrubs and bushes. A long coloured monoblock driveway that has adequate space for parking several vehicles leads to the garage. The very private enclosed rear garden is laid out in lawn with a paved sun terrace. A shed is included.





Property Professionals



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.

Connelly & Yeoman
Solicitors & Estate Agents

tspc

