



45 Golf Road Park, Brechin, DD9 6YJ

SEMI DETACHED
BUNGALOW



Key Features

- Situated within a much sought after area • Long driveway leads to garage
- Private rear garden • Double glazing & gas central heating



OFFERS AROUND
£150,000

Property Description

ENTRANCE VESTIBULE: Enter through a substantial front entrance door with glazed panels gives access into the Vestibule. Cloakpegs. Meter cupboard.

HALLWAY: A glazed door leads into the spacious welcoming hallway. Meter cupboard.

LOUNGE: Approx. 19' 11" x 10' 7". A split pane glazed door leads into a particularly charming bright and airy magnificent sized room that has been tastefully decorated. Corniced ceiling. A large picture window has an outlook to the front of the property.

DINING KITCHEN: Approx. 11' 9" x 8' 6". A feature of this home is the superb well appointed spacious Kitchen that has been fitted with base and wall mounted units in a Dark Beech colour. Chrome coloured accessories. Ample worktop surfaces in a Black charcoal finish with concealed lighting over. Stainless steel sinktop with mixer tap. Attractive contrasting wall tiles. Gas Cooker. Integrated fridge, freezer and automatic washing machine. Window over looking the front of the property. Space for table & chairs.

BEDROOM 1: Approx. 8' 6" x 7' 8". A delightful well proportioned bedroom with a window overlooking the side of the property. Fitted wardrobe.

BEDROOM 2: Approx. 11' 9" x 7' 10". This is a pleasant bedroom of generous proportions. Side facing window. Fitted wardrobe.

BEDROOM 3: Approx. 13' 3" x 10' 7". An impressive generously proportioned double bedroom that has a window with open outlook towards the rear of the property. Double fitted wardrobe with sliding mirror fronted doors.

SHOWER ROOM: Approx. 8' 4" x 6' 10". Well presented with white w.c & wash and basin. Separate large walk in shower enclosure area. Bathroom accessories. Panelled wall. Window.



OUTSIDE: To the front is an easily maintained garden laid out neatly in lawn, with a ramp leading to the main door. A long driveway that has adequate space for parking several vehicles, leads to the garage that has power, Light and electronic door. A link gate leads into a delightful fully enclosed and very private rear garden which is laid out in lawn with assorted trees, shrubs and bushes with a paved area. A shed is included. Two outside tap connections

GARAGE: Garage with power, light & electronic door.



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

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