Connelly & Yeoman
Solicitors Estate Agents

29 Arbirlot Road, Arbroath, DD11 2EW

SUPERIOR DETACHED BUNGALOW

Key Features

- Spacious versatile accommodation
- Prime west end location
- Long driveway, garage & enclosed gardens
- Double glazing & gas central heating

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OFFERS AROUND

£210,000

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Property **Description**

VESTIBULE: Red tiled step leading up to the main door. Enter through substantial front entrance door with glazed inset into the Vestibule.

RECEPTION HALLWAY: A hardwood and glazed door leads into a spacious, welcoming hallway. Corniced ceiling. Store cupboard. A narrow wooden stair leads to the upper floor Attic Room.

LOUNGE: Approx. 16' 5" x 12' 9". A door leads into this particularly charming, bright and airy excellently sized room that has a lovely bay window overlooks the front garden. An additional window overlooks the side of the property. Corniced ceiling. Recessed shelved alcove with cupboard underneath. Attractive traditional fireplace with hearth and coal effect electric fire.

BEDROOM 1: Approx. 16' 7" x 15' 3". A most impressive adaptable room of generous proportions. A large bay window overlooks the front garden. Corniced ceiling. Substantial wardrobe unit. Two cupboards.

DINING ROOM/ FAMILY ROOM: Approx. 14' 6" x 11' 10". An extremely attractive generously proportioned room that has patio doors leading out to the rear garden.

KITCHEN: Approx. 14' 5" x 6' 9". A glazed door leads into the well-appointed kitchen that has been fitted with floor and wall mounted units in a Light Beech colour with chrome coloured accessories. Ample worktop surfaces in Marble effect finish. Co-ordinating breakfast bar. Stainless steel sinktop with mixer tap. Incorporating ceramic hob, electric oven & extractor over. Contrasting wall tiles. A window overlooks the rear of the property. Spotlight track. Tiled floor. A hardwood and glazed door leads to the rear porch.

REAR PORCH: Door to the boiler room. A door gives access out to the rear garden.

SHOWER ROOM 1: Approx. 5' 10" x 5' 2". A well presented, recently installed, shower room with two piece white suite including w.c. & substantial vanity unit in a Beech colour. Dark Black charcoal coloured top, incorporating the wash hand basin. Chrome coloured accessories. Separate large shower enclosure with wet wall covering. Bathroom accessories. Wall mounted chrome radiator. Panelled ceiling. Downlighters. Window.

BEDROOM 2: Approx. 10' 5" x 10' 3". A pleasant well proportioned double bedroom that has a window that has an outlook towards the rear garden.

Corniced ceiling.

UPPER FLOOR: Landing with cupboard.

MASTER BEDROOM: Approx. 21' 3" x 16' 6". A stunning magnificently sized bright room. A bay window has a pleasing outlook over the front of the property. Rear facing velux roof window. Spotlight track.
Natural wood flooring.

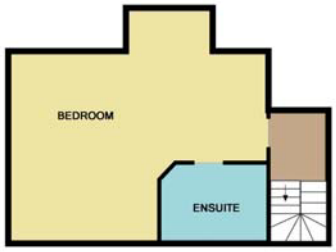
EN SUITE SHOWER ROOM: Approx. 8' x 5' 11". With white w.c. & wash hand basin. Separate tiled shower enclosure with curtain Bathroom accessories. Velux roof window. Tiled floor.

OUTSIDE: A neatly laid out easily maintained garden to the front is in lawn, coloured chipped stones, beautiful assorted shrubs, bushes and flowers with a path to the main door. A long driveway leads to the garage. To the rear is a wonderful enclosed and very private large garden that is laid out attractively in lawn with paved areas. A greenhouse is included.

GARAGE: An electronic door leads into the Garage that has power & light.

Property Professionals

GROUND FLOOR



ATTIC FLOOR

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