



**9 Culloden Terrace, Arbroath,  
DD11 1LD**

**DETACHED BUNGALOW**



### Key Features

- Versatile accommodation • Large floored loft with window
- Gardens, playhouse, shed & garage • Double glazing, gas central heating & alarm system



OFFERS AROUND  
**£180,000**

# Property Description

**VESTIBULE:** Tiled step, Enter through white double glazed front entrance door into the Vestibule. Meter cupboard. Corniced ceiling.

**RECEPTION HALLWAY:** A split pane glazed door leads into the extremely attractive welcoming spacious Hallway. Corniced ceiling. Useful large walk in cupboard with cloak pegs.

**LOUNGE:** Approx. 15' 1" x 13' 11". This is a particularly charming bright and airy magnificently sized room. A bay window has an outlook towards the front of the property. Traditional mahogany coloured fireplace with hearth and coal effect gas fire.

**DINING ROOM/3rd BEDROOM:** Approx. 12' 11" x 10' 10". A split pane glazed door leads into the very attractive, versatile room which has a window overlooking the side of the property. Corniced ceiling. Ample space for table & chairs.

**KITCHEN:** Approx. 9' 2" x 8' 6". Fitted with base and wall mounted units in a Light Oak colour. Ample worktop surfaces in a beige coloured marble effect finish. Stainless steel sink top with mixer tap. Plumbed for automatic washing machine & dishwasher. Gas Cooker. Contrasting wall tiles. Open the Garden/ Family Room.

**GARDEN/FAMILY ROOM:** Approx. 18' 7" x 8' 4". A beautifully presented Garden Room of generous proportions that has large windows which enjoy an open aspect view towards the rear garden. Co-ordinating units with two of which having leaded glass doors. French glazed doors lead out.

**SHOWER ROOM:** Approx. 8' 9" x 4'. Well presented, fitted with two piece suite comprising w/c and wash hand basin. Separate tiled shower enclosure that has doors that have chrome coloured trim. Bathroom accessories. Large window.

**BEDROOM 1:** Approx. 12' 5" x 12' 4". This is an extremely attractive excellently sized double bedroom. A large bay window has an outlook towards the front of the property. Triple wardrobe with sliding doors. Corniced ceiling.



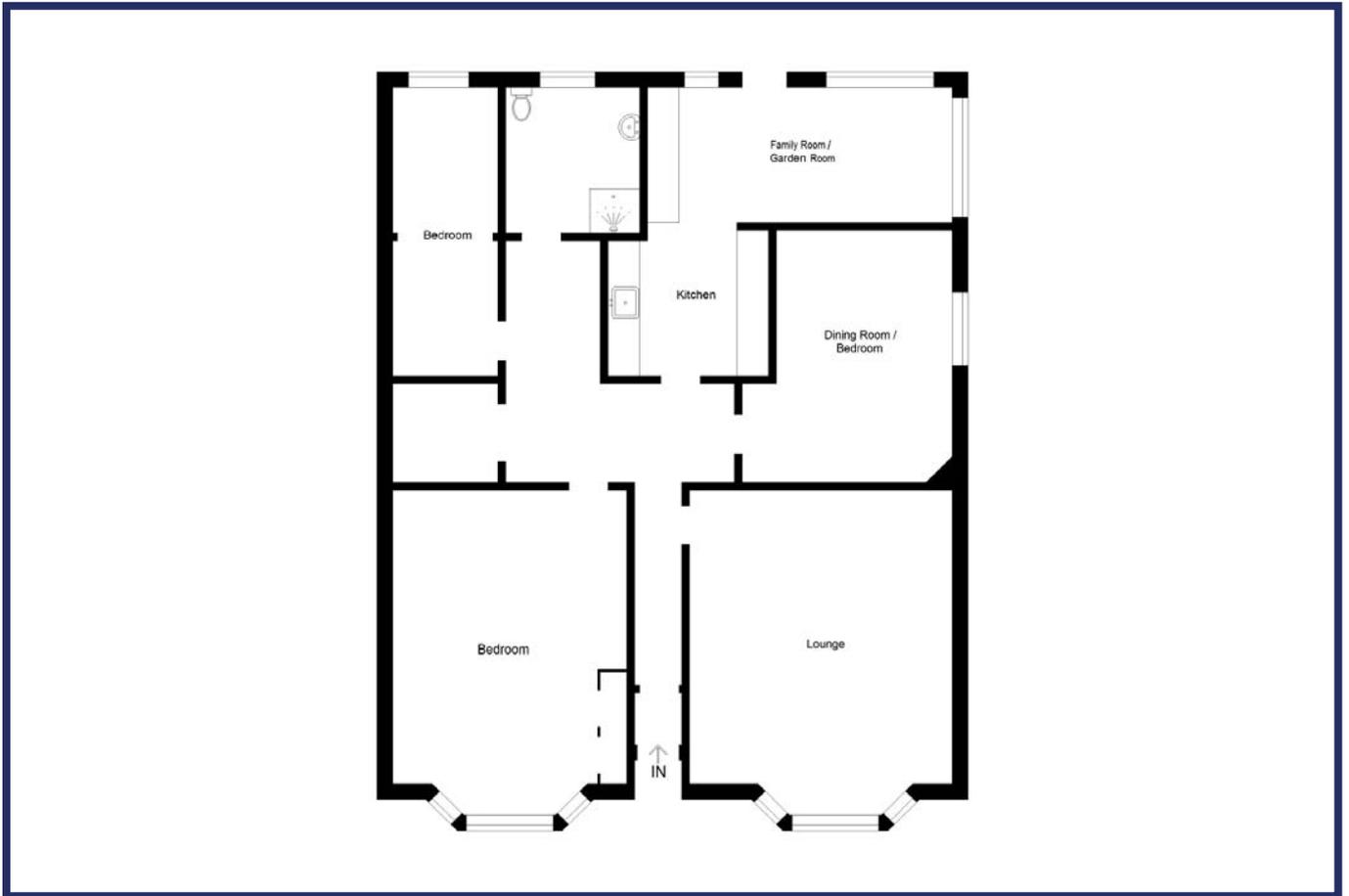
**BEDROOM 2:** Approx. 17' 10" x 9' 9". Delightful generously proportioned bedroom which has a pleasant outlook over the rear garden. Double fitted wardrobe with sliding doors.

**LOFT:** An aluminium pull down ladder give access to the large floored Loft that has power. Light & window.

**OUTSIDE:** Wrought iron gates give access into a large area of garden to the front is laid out for ease of maintenance in monoblocks with shrubs & bushes. To the rear is a wonderful fully enclosed and very private well stocked mature garden, laid out in lawn and a beautiful assortment of trees, shrubs, bushes, heathers and flowers with an access gate. A garage that has power, light & window. A shed, that has power, a greenhouse and the playhouse are also to be included in the sale.



# 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**

