



**25 Kinghorne Street, Arbroath,
DD11 2LZ**

**SEMI DETACHED
BUNGALOW**



Key Features

- Property situated within a quiet cul de sac • Immaculately maintained front & rear gardens
- Driveway with access to an extra long garage • Gas central heating, double glazed windows & exterior doors



OFFERS AROUND
£165,000

Property Description

VESTIBULE: Enter through double glazed front entrance door into the spacious Vestibule. Meter Cupboards.

HALLWAY: Enter through a glazed door into the spacious and welcoming hallway which has tasteful decor. Useful storage cupboard housing the gas boiler and hot water tank. Access to the floored loft which has power and light.

LOUNGE: Approx. 16' x 12'. This is an attractive and bright spacious Lounge which has tasteful decoration. A large picture window offers an outlook over the rear of the property. Stone fire surround.

KITCHEN: Approx. 15'5" x 8'11". A feature of this home is the well appointed Kitchen, fitted with base and wall mounted units in a Light Oak colour. Ample worktop surfaces in a Black marble effect finish. Co-ordinating tiling complements the units. Stainless steel sink top. Integrated Automatic washing machine and fridge. Incorporating Hob, Electric Oven & concealed space where a microwave could be cleverly put. Large window overlooking the front and door leads out.

SHOWER ROOM: Approx. 9'4" x 6'5". Partially tiled family Shower Room with two piece white suite incorporating wash hand basin and w.c. Separate walk in shower enclosure with folding shower screen and curtain. Wet wall has been fitted around shower area. Window.

BEDROOM 1: Approx. 14' x 10' 1". This is an excellent sized double bedroom which overlooks the front garden. Double built in wardrobes with hanging and shelving.

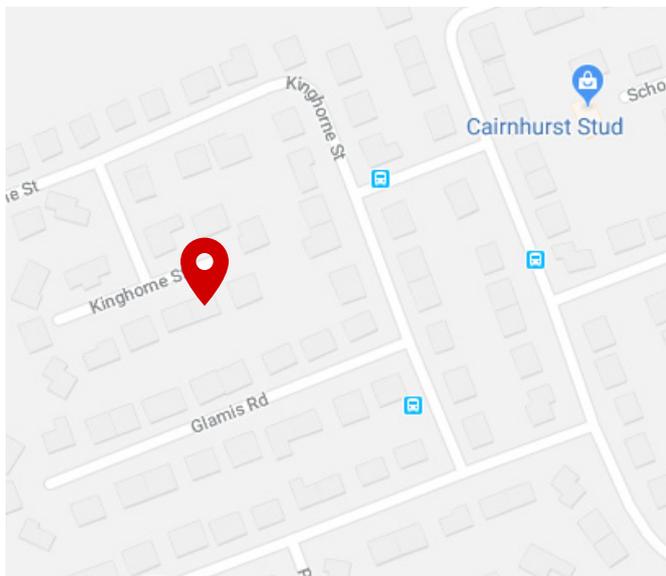
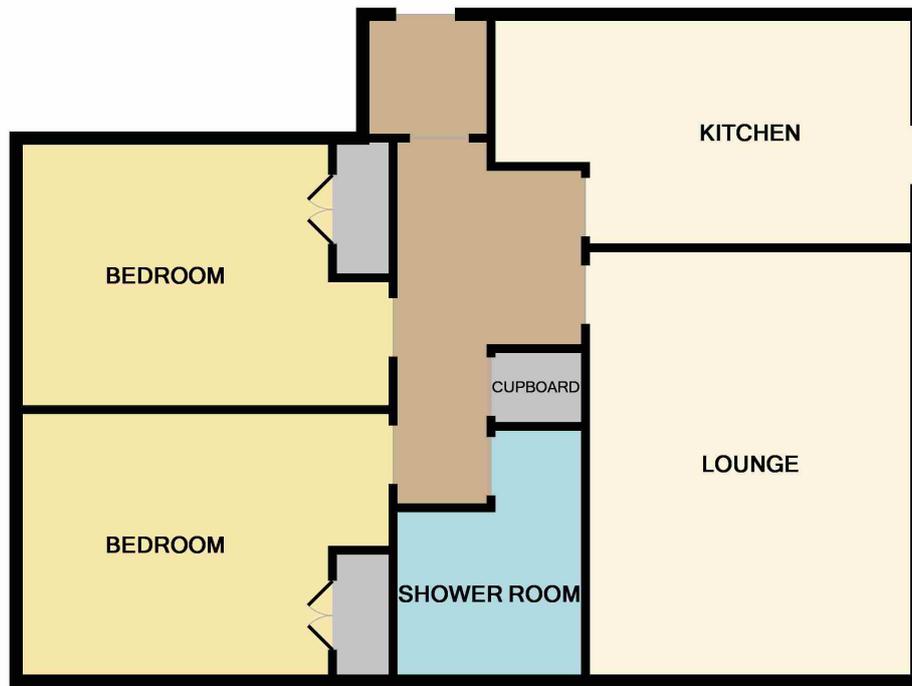
BEDROOM 2: Approx. 14' x 10'. This is a generously proportioned rear facing bedroom which has a double built in wardrobe.

OUTSIDE: Immaculately maintained gardens are to both the front and rear. There is a driveway with access to an extra long garage which benefits from a large, separate store/workshop area to the rear which both have power and light. The front is laid out neatly with a paved pathway, mature shrubs, bushes and flowers with a well maintained area of lawn. A link gate gives access into the most appealing, large rear garden which has areas of patio and chipped stones with an assortment of colourful flowers and shrubs surrounding. A further large area of garden is currently being used as an allotment. There is also a drying area.





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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