Connelly & Yeoman

Solicitors Estate Agents

6 DENFIELD GARDENS, ARBROATH DD11 3HR

DETACHED BUNGALOW

Key Features

- Situated in a quiet cul de sac with a much sought after location.
- Gas central heating. Double glazing.
- An excellent generously proportioned family home
- Enclosed front & rear gardens. 2 driveways. Garage.

D

3 1 1

OFFERS OVER

£210,000

ARBROATH TEL: (01241) 434200 | CARNOUSTIE TEL: (01241) 859500 | WWW.CONNELLYYEOMAN.COM | EMAIL: ENQUIRIES@CONNELLYYEOMAN.COM

Property **Description**

This very attractive Detached Bungalow affords generously proportioned family accommodation on one level. The house is pleasantly situated on a large enviable position within a much sought after exclusive small select, residential area to the west end of the town which is convenient for Schools, Sports Centre, Arbroath Cricket Ground, Arbroath Lawn Tennis Club, Local Shops and bus route. The well maintained property enjoys the benefits of Gas Central Heating and Double Glazed Windows. There is a large loft. Access leads into two driveways, one of which leads to a garage & workshop. To the rear is a delightful enclosed mature garden laid out in lawn with assorted trees, shrubs and bushes. A shed is included. The enclosed garden to the front is laid out attractively in lawn, assorted trees, shrubs and bushes with a small sun terrace. External lighting. Outside tap connection. Viewing this home internally is absolutely essential to fully appreciate.

PORCH:
Enter through attractive double glazed sliding front entrance door into the Porch.

RECEPTION HALLWAY:
Enter through substantial double glazed door with side screen into the spacious welcoming Reception Hallway. Corniced ceiling. Useful store cupboard with top store above. Additional cupboard housing the central heating boiler. A hatch give access to the large loft.

LOUNGE:
Approx. 15' x 13' 10". This is a most charming bright and airy magnificent sized room. A large picture window overlook the front of the property. Corniced ceiling. Open to the Dining Area.

DINING AREA:
Approx. 9' 11" x 9' ". A pleasant area that has a large window overlooking the rear garden. Corniced ceiling. Serving hatch to Kitchen. Ample space for dining table & chairs.

DINING KITCHEN:
Approx. 13' 3" x 9' 9". Spacious Kitchen, fitted with base and wall mounted units in a Beige with wooden effect trim. Ample worktop surfaces in a Wooden effect finish. Stainless steel coloured sinktop. Contrasting wall tiles. Plumbed for automatic washing machine. Space for tumble dryer. Window overlooking the rear garden. Space for table & chairs. Laminate flooring. Door to the Hallway.

REAR PORCH:
Approx. 8' 1 x 4' 8" . Enter through a substantial door with glazed inset leading into the Porch. Two windows. Meter cupboard. A hardwood and glazed door gives access into the Kitchen.

SHOWER ROOM:
Approx. 9' 9" x 5' 1". Well presented with white w.c. & substantial vanity unit in a Beech colour incorporating the wash hand basin. Contrasting wall tiles. Large walk in shower enclosure with curtain and wet wall covering. Window.

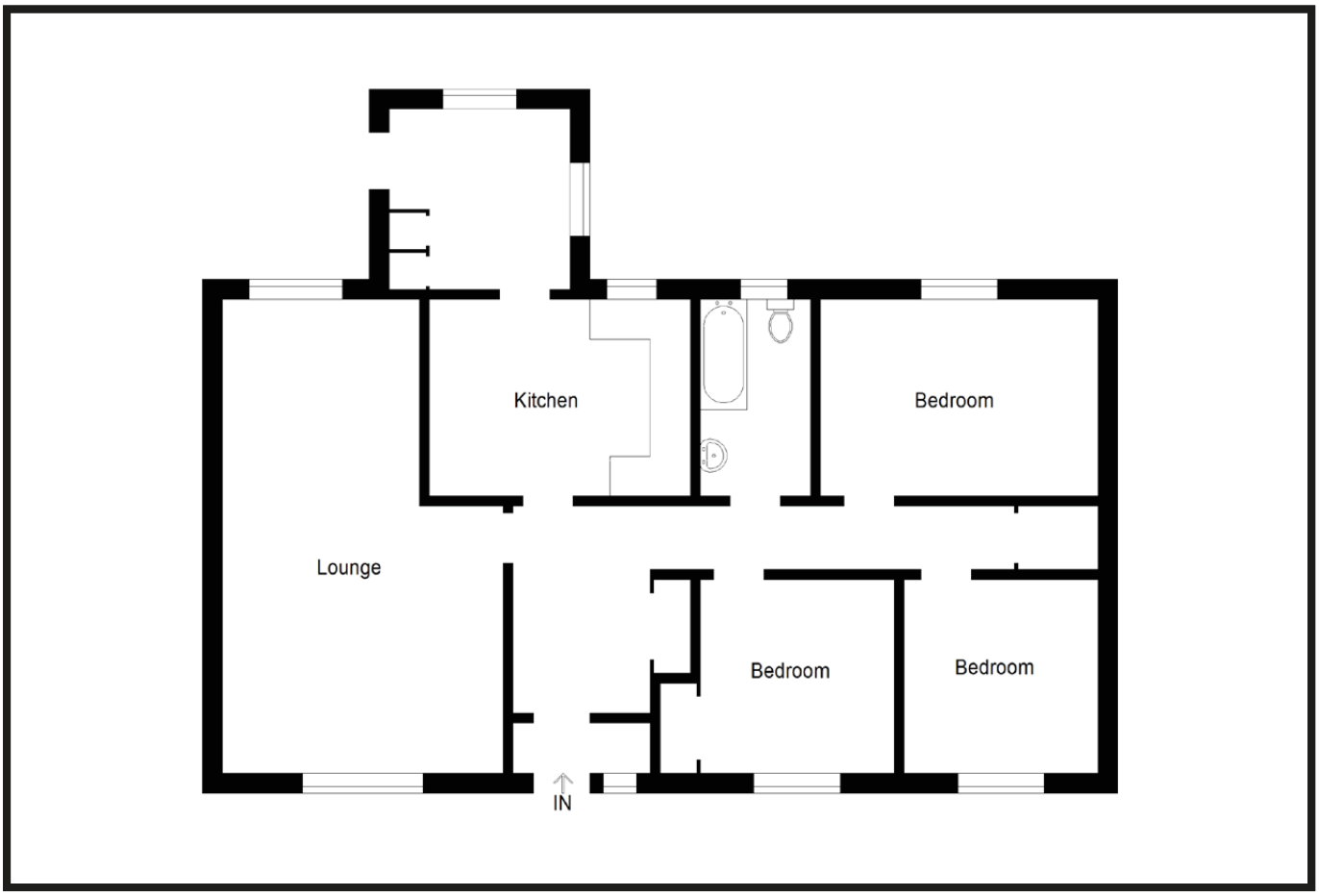
BEDROOM 1:
Approx. 10' 9" x 9' 1" . This is a generously proportioned double bedroom that overlooks the front of the property. Double fitted wardrobe with sliding doors and top store above.

BEDROOM 2:
Approx. 13' 5" x 9' 10". An excellently sized double bedroom that has an outlook towards the rear of the property.

BEDROOM 3:
Approx. 10' 8" x 9' 2". A well proportioned room has an outlook towards the front of the property.

GARAGE:
Garage and workshop both of which have power & light.

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 | Find us on