



**110 BELLEVUE GARDENS, ARBROATH,  
DD11 5BQ**

**SEMI DETACHED  
BUNGALOW**



## Key Features

- Spacious, bright accommodation on one level.
  - Within a popular residential area.
- Large, walled rear garden with shed & greenhouse
- Gas Central Heating and Double Glazing.



OFFERS OVER  
**£160,000**

# Property Description

This most impressive, bright and airy SEMI DETACHED BUNGALOW is ideally situated within a most desirable residential area, close to all amenities, and services including shops and schools and provides generously proportioned accommodation on one level. The property has been well maintained by the current owner and enjoys the benefit of gas central heating, double glazing and there is ample built in storage throughout the home. To the front of the property there is a good sized front garden which has an assortment of mature shrubs and bushes. There is a driveway leading to a garage. To the rear there is a large shed and a greenhouse is also to be included in the sale. The gardens at the rear have been beautifully kept, with immaculate lawned areas, patios, rockeries and a variety of mature shrubs, bushes and flowers. Outside tap location.

Viewing is essential to appreciate this versatile property which has huge potential.

## ACCOMMODATION:

Lounge, Kitchen, 2 Bedrooms, Shower Room and Sun Lounge.

## ENTRANCE VESTIBULE:

Enter through substantial Upvc front entrance door. Quarry tiled floor. Electric meter. Window. Glazed door leads into the hallway where there is a large storage cupboard and access to the partially floored loft.

## LOUNGE:

Approx. 16' x 11' 3". Superb sized lounge with large picture window overlooking the front of the property. Pine fire surround. Corniced ceiling. Door to kitchen.

## KITCHEN:

Approx. 11' 1" x 8' 1". Fitted with ample wall and base cabinets in an Antique Pine effect finish. Light coloured work surfaces. Gas hob with extractor above. Electric oven and plumbed for automatic washing machine and space for all other white goods. Built in table. Large larder. Window overlooking the rear of the property. Door leads into small rear hall where there is a further storage cupboard which houses the boiler.



**BEDROOM 1:**

Approx. 12' 3" x 10'. A lovely bright and very spacious room which overlooks the front of the property. Built in wardrobes.

**BEDROOM 2:**

Approx. 11' 5" x 10' 1". Another superb sized room with two sets of built in wardrobes. Window has a view over the rear garden.

**SHOWER ROOM:**

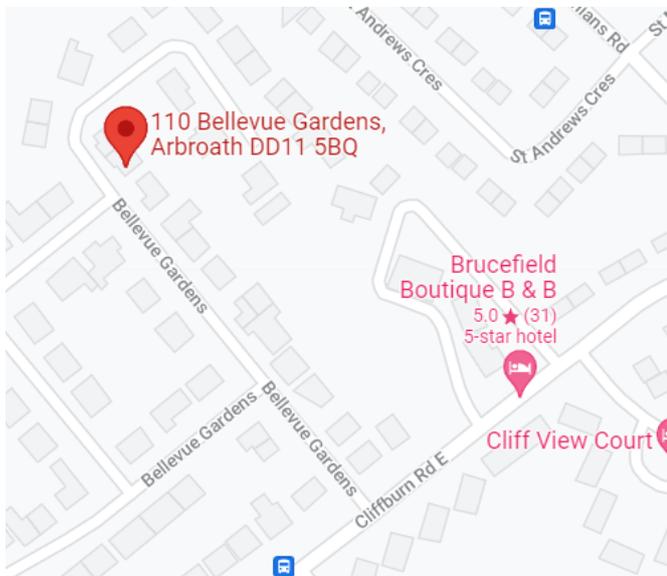
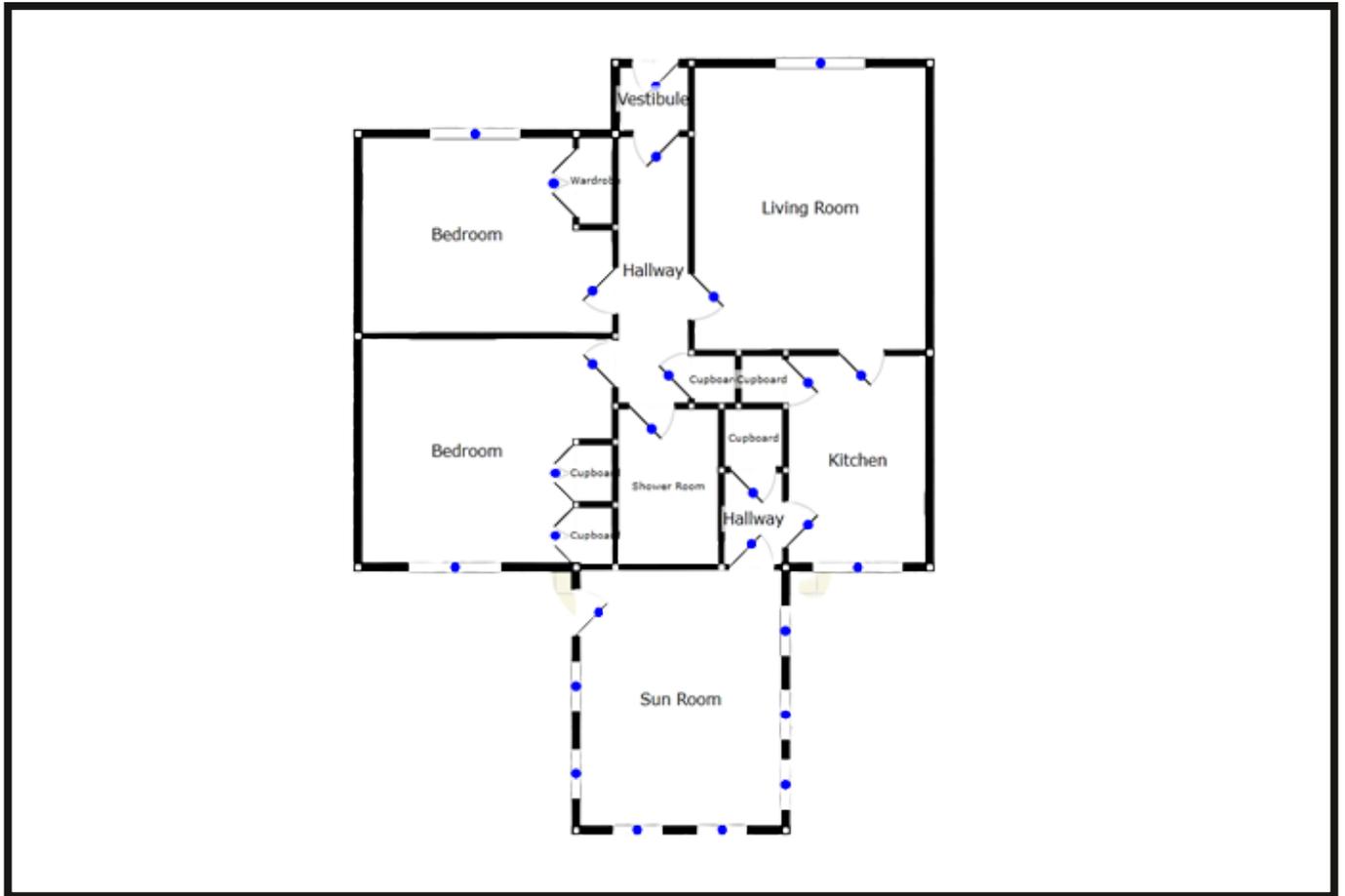
Approx. 7' 9" x 5' 6". Fitted with 2 piece white suite comprising of wash hand basin and w/c. Shower enclosure with electric shower. White high gloss vanity unit.

**SUN LOUNGE:**

Approx. 13' 7" x 10' 2". A lovely space to relax in and have views all around the garden. Upvc door leads out.



# 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.

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