



56 CLIFFBURN ROAD, ARBROATH, DD11

SEMI DETACHED BUNGALOW



Key Features

- Spacious semi detached bungalow • Within a very popular residential area.
- Gas Central Heating and Double Glazing. • Driveway leading to a detached garage.
- Easy to maintain front and rear gardens with summerhouse.



3	1	2

OFFERS OVER
£190,000

Property Description

This bright spacious SEMI DETACHED BUNGALOW is ideally situated within a most desirable residential area, close to all amenities, and services including town centre shops, Primary and Secondary schools, health and leisure facilities and provides generously proportioned accommodation on one level. The property has been well maintained and enjoys the benefit of gas central heating, double glazing and ample storage and comprises of a spacious lounge, kitchen, 3 double bedrooms, the master with an en-suite shower room, and a family bathroom. Outside are easy to maintain garden grounds neatly laid out in chip stones, with a large driveway leading to a detached garage. To the rear is a summerhouse.

ACCOMMODATION:

Lounge, Kitchen, 3 Bedrooms (master en-suite) & Family Bathroom

ENTRANCE HALLWAY AND VESTIBULE:

Entry is into a vestibule with glass panel door leading into the hallway. Here there is access into the loft, a shelved cloaks cupboard, spotlights to the ceiling and a radiator.

LOUNGE:

Approx. 11'2 x 15'2. Access is via a glass panel door with glass side panel into a spacious bright lounge with front facing bay window, TV point and radiator.

KITCHEN:

Approx. 12'x 8'2. Side facing kitchen fitted with wall and base units, with under unit lighting and coordinating work surfaces incorporating a sink with mixer tap. There is an electric oven, hob and extractor hood above, plumbed space for an automatic washing machine, and integrated fridge and freezer. A shelved cupboard housing the gas central heating boiler. Side door leading onto the driveway.



BEDROOM 1:

Approx. 11' x 15'8. A generous size master bedroom overlooking the rear garden with radiator and access into the en-suite.

EN-SUITE:

Approx. 8'6 x 7'8. Side facing with a 2 piece coloured suite with a separate shower cubical housing a power shower and modern wet wall. There is a shelved linen cupboard, bathroom fitments, spotlights to the ceiling, radiator.

BEDROOM 2:

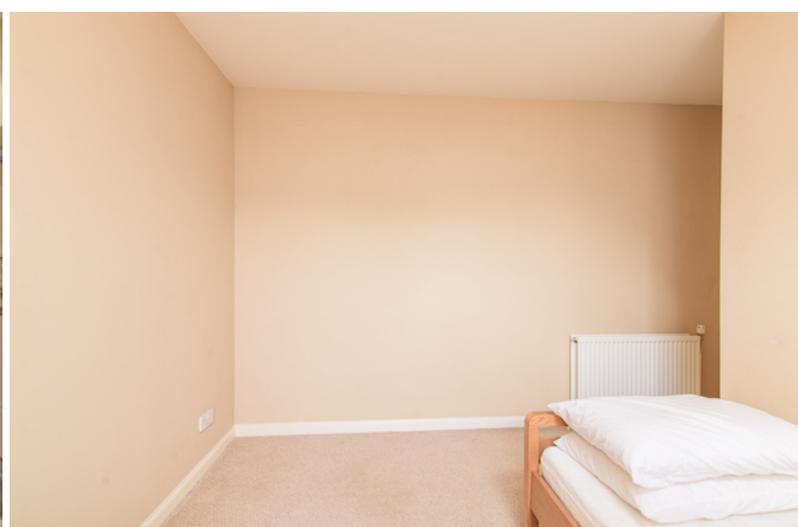
Approx. 11'8 x 9'8. A bright front facing bedroom with a double shelved and hanging wardrobe, and a radiator.

BEDROOM 3:

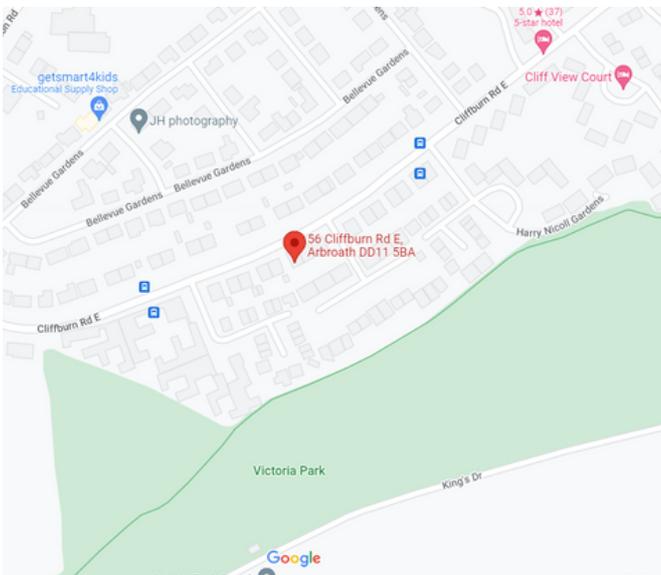
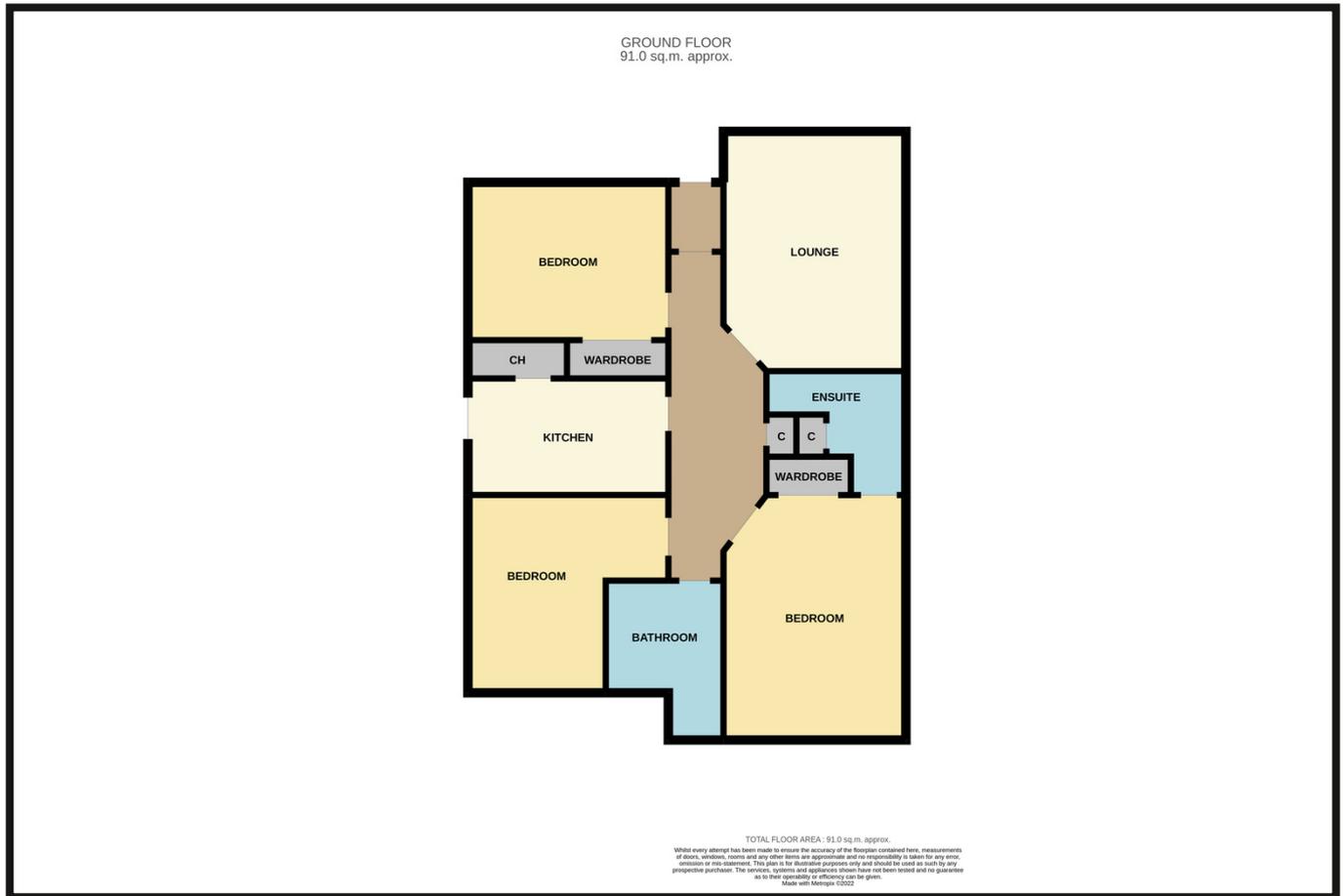
Approx. 11'8 x 10'6. Overlooking the rear garden this spacious double bedroom has a radiator.

BATHROOM:

Approx. 7' x 7'10. A rear facing bathroom with a 3 piece coloured suite with double ended bath and a separate shower cubicle housing a power shower, tiled floor, bathroom fitments, shelved linen cupboard, and a radiator.



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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