



**1 PATRICK ALLAN-FRASER STREET,
 ARBROATH, DD11 2LX**

DETACHED BUNGALOW



Key Features

- Spacious detached bungalow set on a generous size corner plot.
 - Within a popular residential area.
- Electric Heating and Double Glazing. • Surrounded by mature garden grounds with garage, wooden shed and summerhouse.



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OFFERS OVER
£190,000

Property Description

This well presented, bright and airy DETACHED BUNGALOW is ideally situated within a most desirable residential area, close to all amenities, and services including local and national shops, sports centre and railway station and provides generously proportioned accommodation on one level. The property has been well maintained and enjoys the benefit of recently upgraded electric heating, double glazing and ample storage. Outside a lock block driveway leads to a garage with power and light. There is a wooden shed, and summer house. The garden grounds are neatly laid out with lawn, flower beds and mature shrubs.

ACCOMMODATION:

Vestibule, Lounge, Dining Room, Kitchen, 2 Bedrooms & Shower Room

VESTIBULE:

Approx. 4'1 x 6'8. Entry is via a double glazed door into a side and front facing vestibule with quarry tiled floor and a cupboard housing the electric meter.

ENTRANCE HALLWAY:

Entry is via a glass panel door into the hallway with front facing window, wood effect flooring, a shelved airing cupboard, shelved and hanging storage cupboard, a telephone point, access into the loft, and an electric heater.

LOUNGE:

Approx. 12' x 17'. A bright spacious front facing lounge with ample room for furnishings, a wooden fire surround with marble effect hearth and inlay with an electric fire, TV point and two electric heaters.

DINING ROOM:

Approx. 13' 7 x 8'10. A generous size dining room with patio door leading into the rear garden, and side door leading into the garden. Wall light and electric heater.

KITCHEN:

Approx. 8'6 x 12'2. Fitted with base and wall units with work surfaces incorporating a stainless steel sink with mixer tap, and an electric hob. Plumbed space for an automatic washing machine and further appliques. Door leading into the dining room.



BEDROOM 1:

Approx. 13' x 10'8. A spacious front facing double bedroom with two shelved and hanging wardrobes, and an electric heater.

BEDROOM 2:

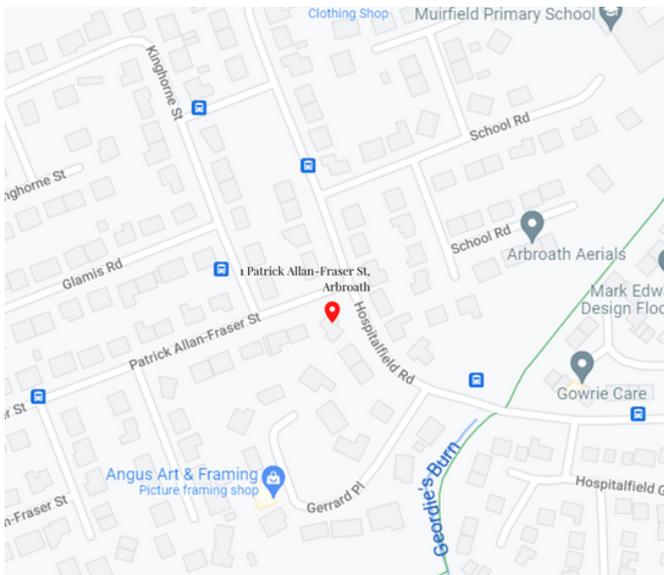
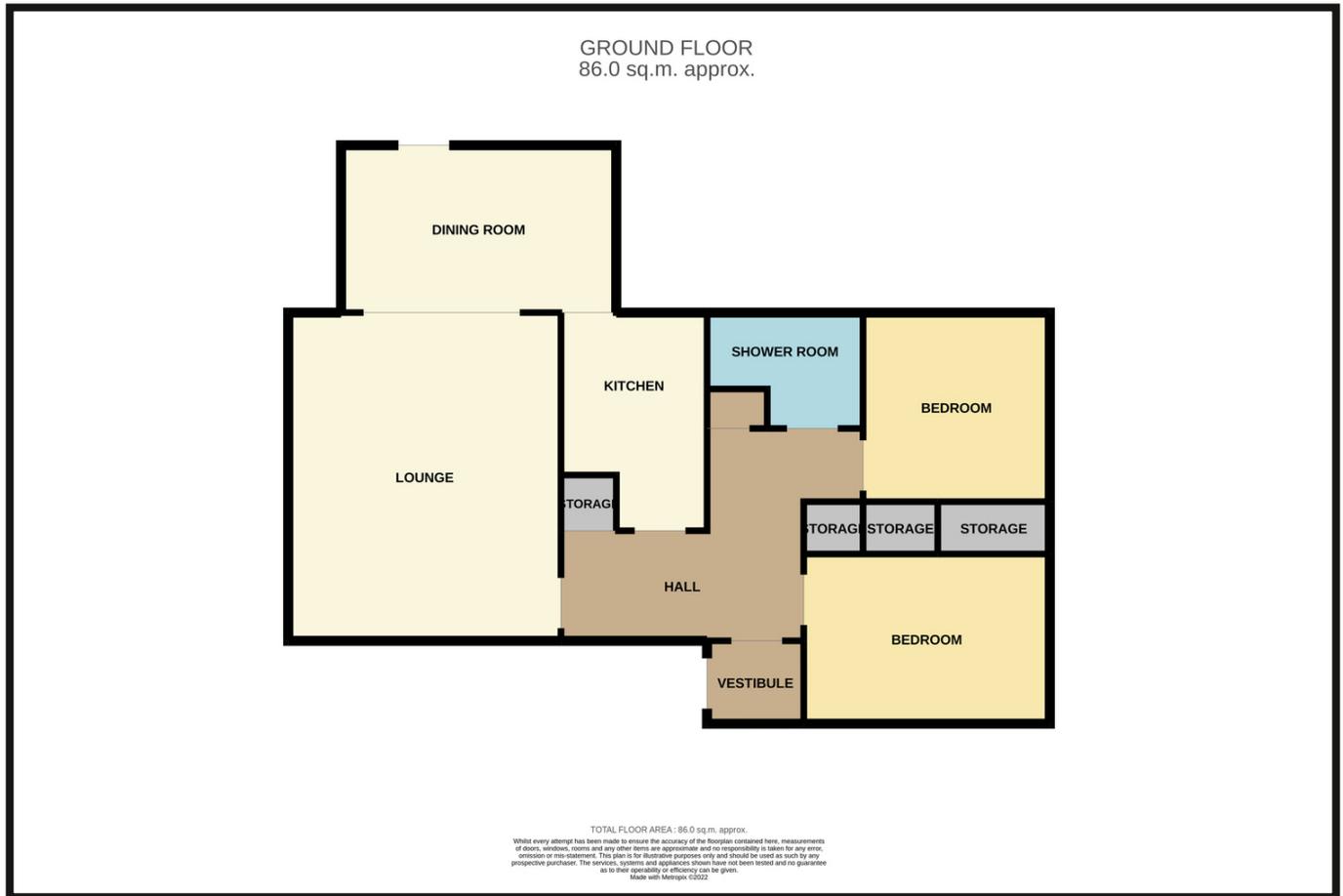
Approx. 10' x 11'2. Rear facing double bedroom with a shelved and hanging wardrobe, and an electric heater.

SHOWER ROOM:

Approx. 6'5 x 7'7. Rear facing tiled shower room with a vanity unit incorporating the wc and wash hand basin, a corner shower cubicle housing an electric shower, tiled floor, Parador ceiling and a heated towel rail.



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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