



30 LADYLOAN, ARBROATH, DD11 1PN

MID TERRACED BUNGALOW



Key Features

- Immaculate, beautifully presented Bungalow.
- Completely renovated to an exceptionally high standard.
- Gas Central Heating, Multi Fuel Burner and Triple Glazing.
- Close to harbour, waterfront with stunning views.



OFFERS OVER
£105,000

Property Description

This most impressive, bright and airy MID TERRACED BUNGALOW which is ideally situated within a sought after residential area, close to all local amenities as well as the marina, beach and has stunning views from the beautifully renovated property. This home provides generously proportioned accommodation on one level and has been fully modernised and enjoys the benefit of gas central heating, a multi fuel burning stove, triple glazing, solid oak interior doors and recently installed windows and exterior doors. There is ample storage inside and outside there is access to a private store and a mutual drying area. Viewing is essential to fully appreciate the exceptionally high standard and thought with which the current owner has taken to make this a truly superb property.

ACCOMMODATION:

Lounge, Kitchen, Bedroom & Shower Room.

ENTRANCE VESTIBULE:

Enter through a contemporary, double glazed front entrance door into the vestibule where the electric meter is, Karn Dean flooring. Oak glazed door leads into the hallway where the Karn Dean flooring continues and there is a large storage cupboard which houses the annually serviced boiler.

LOUNGE:

Approx. 13'2" x 13'1". A freshly decorated room with Karn Dean flooring, downlights, multi fuel burner with rustic mantle and picture window overlooking the front offering views towards the sea and beyond.

KITCHEN:

Approx. 11'4" x 8'6". A stunning kitchen of the highest standard with base and wall mounted units in an Old Navy colour with contrasting work surfaces in Bianco Zeus, matching upstands, built in Smeg & Hoover appliances in the form of Fridge Freezer, Dishwasher, Washing Machine, Oven, Microwave, glass hob with cast iron pan stands, plinth lighting, Karn Dean flooring, parador ceiling, downlights and a large picture window with views over the marina and the River Tay.

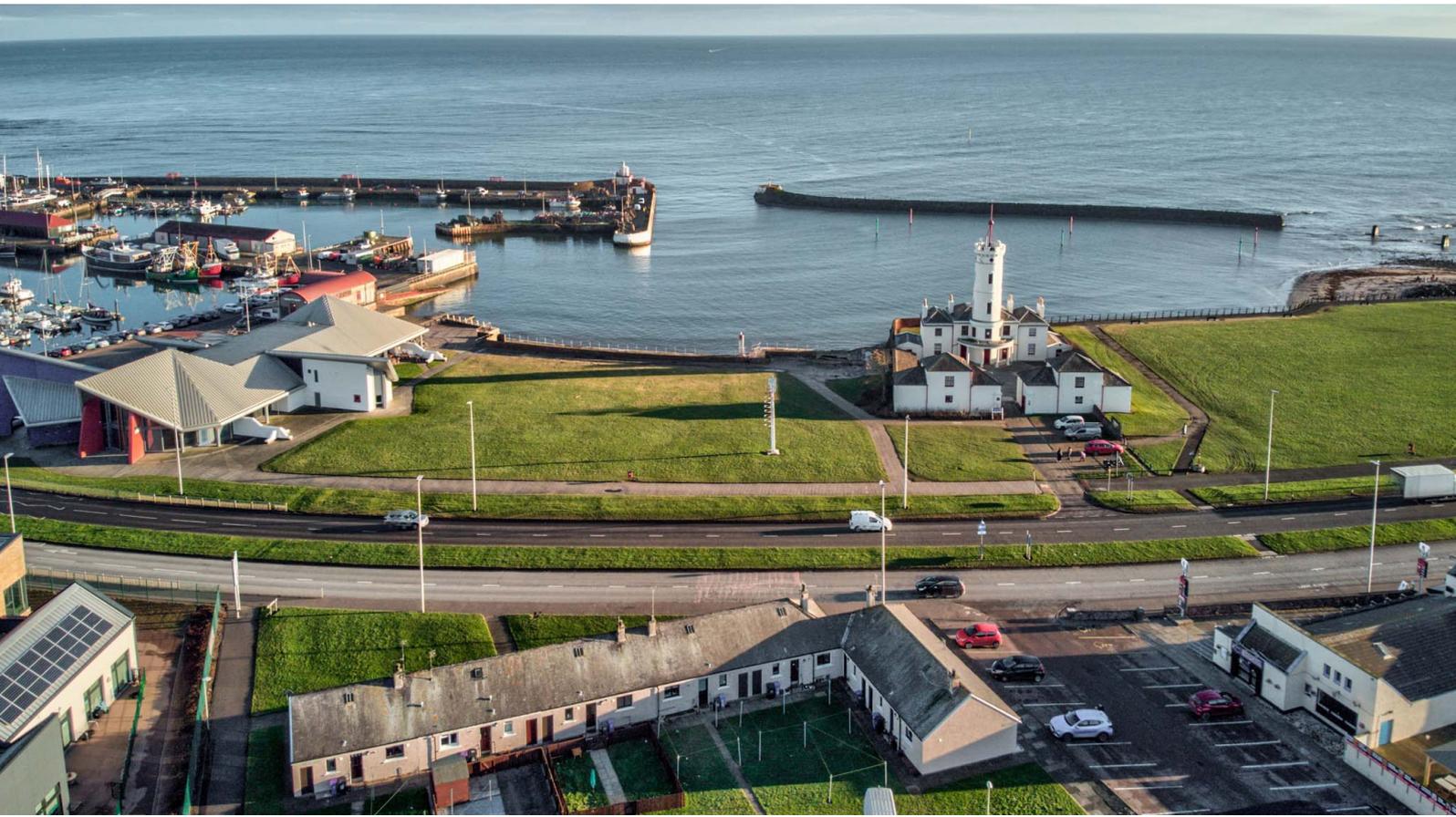


BEDROOM 1:

Approx. 11'5" x 9'9". A lovely double bedroom with an abundance of built in storage in the form of a large cupboard and two double wardrobes, Karn Dean flooring, down lights and a front facing window.

SHOWER ROOM:

Approx. 6'7" x 5'4". This wet room has been finished to an incredibly high standard with contemporary wet wall, black accessories including a rain head shower, wall mounted cabinet with lighting, modern towel radiator, vanity drawers below the wash hand basin and a window.

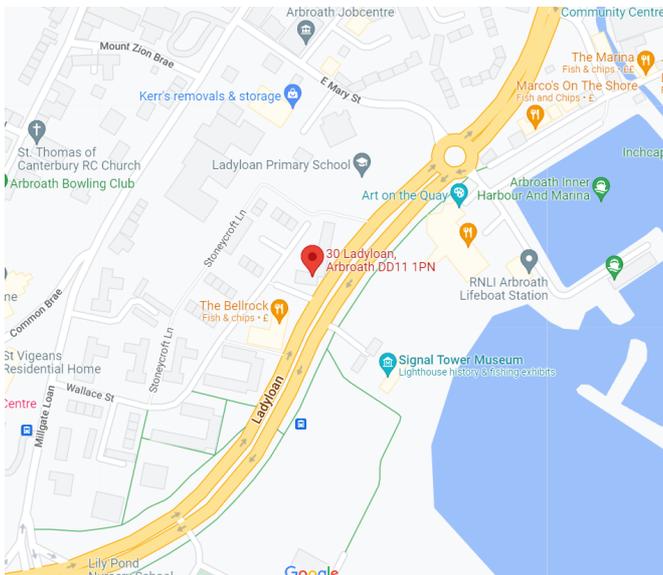


Property Professionals

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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