



31 ARBIRLOT ROAD, ARBROATH, DD11 2EW

DETACHED BUNGALOW



Key Features

- Set within a very desirable West End location.
- A traditional style family home of generous proportions.
- Gas central heating & Double glazing.
- Driveway giving parking for several cars leading to a detached wooden garage.
- Mature front and rear gardens.



**OFFERS OVER
£200,000**

Property Description

This deceptively spacious DETACHED BUNGALOW must be viewed to appreciate the size of accommodation on offer. Set within an ideal and very popular West End location, close to all local amenities and services including primary and secondary schools, Arbroath Collage, shop and railway station, the property offers bright spacious room and has the advantage of a large driveway leading to a detached garage. The property has the benefit of gas central heating and double glazing and offers a great deal of potential with generous versatile rooms and large garden ground. Outside to the front the garden is neatly laid out with a lawn bordered by flower beds. To the side is a pathway bordered by flower beds and to the rear is a large sunny garden neatly laid out with a lawn, flower bed and drying area.

ACCOMMODATION:

Vestibule, Hallway, Lounge, Dining Room, Kitchen, 3 Bedrooms, Shower Room.

VESTIBULE INTO HALLWAY:

Entry is into a vestibule with a glass panel door leading into the hallway where there is a cloaks area, access into a large floored loft with light, and a radiator.

LOUNGE:

Approx. 16'6 x 15'4. A bright spacious lounge with a large bay window, a tiled fireplace and hearth incorporating an open fire, an alcove with under storage and two radiators.

DINING ROOM:

Approx. 12'3 x 13'7. A generous size, side facing, dining room with a tiled fireplace and hearth incorporating an open fire, a shelved alcove, radiator and access into the kitchen.

KITCHEN:

Approx. 12' x 8'4. Rear facing fitted with base and wall units with coordinating work surfaces incorporating a stainless steel sink with mixer tap. There is an electric oven and hob with stainless steel extractor hood above. Wall mounted gas central heating boiler.

REAR HALLWAY:

With access into a coal store, and out into the rear garden.

FAMILY SHOWER ROOM:

Approx. 7' x 6'. A recently upgraded rear facing shower room with a 2 piece white suite with a wet room area housing modern wet wall and an electric shower.



BEDROOM 1:

Approx. 15'4 x 15'5. An exceptionally spacious bedroom with a front facing bay window, a tiled fireplace and hearth incorporating an open fire, 2 wardrobes and a radiator.

BEDROOM 2:

Approx. 9'4 x 13'7. A delightful well proportioned side facing bedroom with ample room for furnishings, a shelved wardrobe and radiator.

BEDROOM 3:

Approx. 10'3 x 9'9. Rear facing double bedroom with a radiator.

GARAGE:

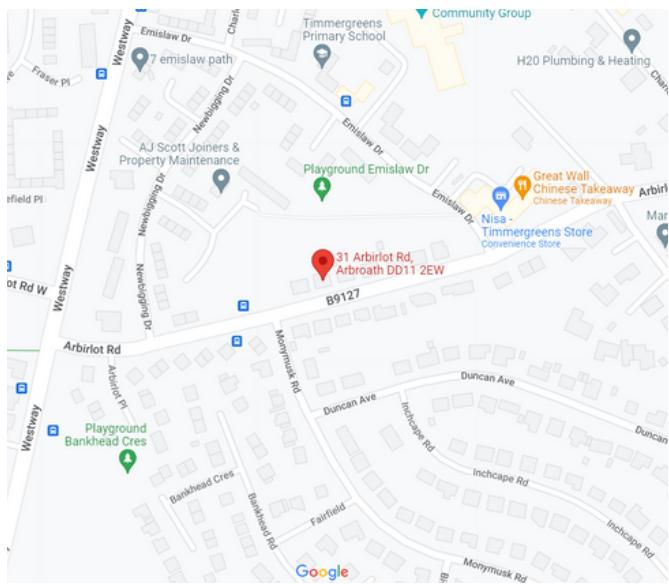
Approx. 10' x 17'10. A generous size garage is reached by a large driveway offering parking for several cars.



Property Professionals



Illustration For Identification Purposes Only. Not To Scale (ID:921321 / Ref:83407)



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Connelly  **Yeoman**
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