



45 GALLOWDEN AVENUE, ARBROATH, DD11 3EX

DETACHED BUNGALOW



### Key Features

- Spacious detached bungalow within a popular residential area.
  - Gas Central Heating & Partial Double Glazing.
- Large loft with potential for conversion, subject to planning permission.
  - Driveway leading to a garage, mature gardens & summerhouse.



OFFERS OVER  
**£185,000**

# Property Description

An excellent opportunity to purchase a DETACHED BUNGALOW which is set within a very popular residential area. This spacious, versatile bungalow requires some upgrading but has the benefit of gas central heating and partial double glazing. There is a spacious lounge, kitchen, 3 bedrooms and a shower room. Outside a driveway, providing parking for two cars, leads to a single garage. The garden grounds are neatly laid out with lawn, mature shrubs, bushes and has a paved pathway leading to the front door. To the rear is an enclosed garden with a patio area, lawn, mature trees, shrubs, bushes and a summerhouse.

## ACCOMMODATION:

Hallway, Lounge, Kitchen, 3 Bedrooms & Shower Room.

## ENTRANCE HALLWAY:

Entry is into a vestibule which has a quarry tiled floor with a glass panel door leading into the hallway where there is a large double storage cupboard and access to the large, partially floored attic which has the potential for a conversion subject to planning permission being granted.

## LOUNGE:

Approx. 19' 1" x 12' 4". A bright spacious lounge with a picture window with views over the rear garden and a stone fireplace and display.

## KITCHEN:

Approx. 9' 7" x 8' 10". Rear facing and with ample built in wall and base units, electric oven, electric hob, stainless steel sink/drain, plumbed for automatic washing machine, space for fridge freezer and a door leads out to the rear garden.



**BEDROOM 1:**

Approx. 13'9" x 9'10". Good sized front facing bedroom with neutral decor.

**BEDROOM 2:**

Approx. 13'8" x 10'6". Another spacious double bedroom with built in wardrobes and a window overlooking the front of the property.

**BEDROOM 3:**

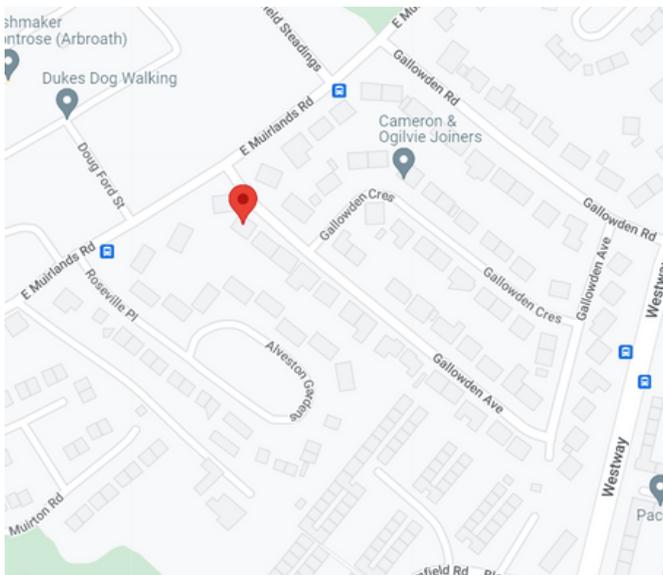
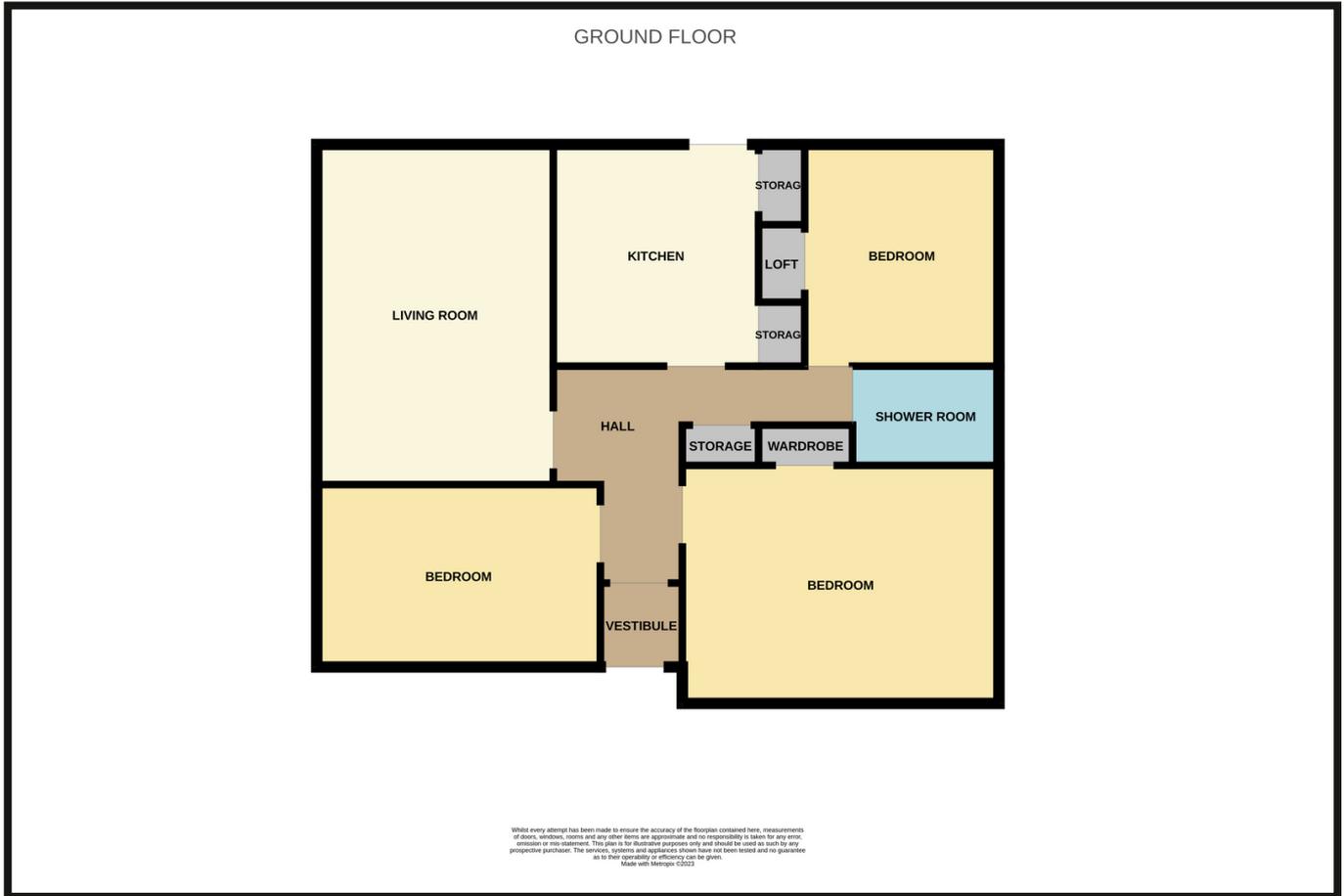
Approx. 10'3" x 9'6". Versatile room which over looks the rear of the property and has a double built in wardrobe.

**SHOWER ROOM:**

Approx. 6'3" x 5'10". Fitted with a 2 piece white suite and has a large walk in shower with wet wall, partial pine cladding and a window.



# 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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