

Connelly Yeoman



14 PATRICK ALLAN-FRASER STREET,
ARBROATH, DD11 2LX

DETACHED BUNGALOW



Key Features

- Set within a very desirable location.
- A well presented spacious bungalow • Gas central heating & Double glazing.
- Easy to maintain front garden with driveway leading to a detached garage.
- Enclosed rear garden with wooden shed & summer house, both with power and light.



OFFERS OVER
£230,000

Property Description

This well presented DETACHED BUNGALOW must be viewed to appreciate the size of accommodation on offer. Set within a very popular residential area of Arbroath, close to many local amenities and services including shops, supermarkets and popular primary and secondary schools. Tastefully decorated, with gas central heating and recently fitted new double glazing, this delightful home offers excellent accommodation and comprises of a bright spacious lounge, modern dining kitchen, sitting room/bedroom 3, 2 further double bedrooms and a modern shower room. There is ample storage and access to a large partly floored loft. Outside a lock block driveway gives off street parking and leads to a detached garage. The garden is neatly laid out with easy to maintain stone chippings with raised beds. To the rear is a fully enclosed garden with a sunny patio, deck with summerhouse, large lawn and wooden shed. The garage, shed and summerhouse have power and light, and there is an outside water tap.

ACCOMMODATION:

Vestibule, Hallway, Lounge, Dining Kitchen, Sitting Room/Bedroom 3, 2 Double Bedrooms, & Shower Room

VESTIBULE:

Accessed via a double glazed door. Cupboard housing the electric meter.

HALLWAY:

Entry is via a glass panel door into a welcoming hallway with laminate flooring, telephone point, and radiator. A Ramsay style ladder gives access into a large partly floored loft with light, there is a shelved cupboard with radiator, and second shelved cupboard.

LOUNGE:

Approx. 20' x 12'5". A glass panel door leads into this delightful spacious lounge with a large front facing picture window, TV point and two radiators.

DINING KITCHEN:

Approx. 16'8 x 10'10". A feature of this home is the splendid well-appointed kitchen which has been fitted with modern base and wall units with coordinating work surfaces incorporating a stainless steel sinks with mixer tap. There is a double electric oven, gas hob with extractor hood above, integrated dishwasher, washing machine, and fridge freezer. There is ample room for dining with a breakfast bar seating are, with chairs, and also a dining area with window looking into the rear garden. A rear door leads into the garden and a side facing window offers extra light. Double glass panel doors lead into the family/bedroom 3.

SITTING ROOM/BEDROOM 3:

Approx. 9'9 x 11'. A versatile, rear facing room which is presently utilised as a family room but could be the 3rd bedroom with ample room for furnishings, and a radiator.



BEDROOM 1:

Approx. 13' x 10'. A spacious double bedroom with a shelved and hanging wardrobe fitment, a double shelved and hanging wardrobe, laminate flooring and radiator.

BEDROOM 2:

Approx. 12' x 11'2. Looking onto the rear garden a spacious double bedroom with a double shelved and hanging wardrobe, and radiator.

FAMILY SHOWER ROOM:

Approx. 8'7 x 6'7. A recently upgraded, side facing, shower room with a 2 piece white suite incorporated within a modern vanity unit with a separate large shower cubical with glass shower screen housing a power shower. Spotlights to the ceiling, Expelair, bathroom fitments, a radiator and heated towel rail.

GARAGE:

Approx. 8'6 x 18'5. A generous size garage with workbench, power and light and a side door leading into the rear garden.

SUMMER HOUSE:

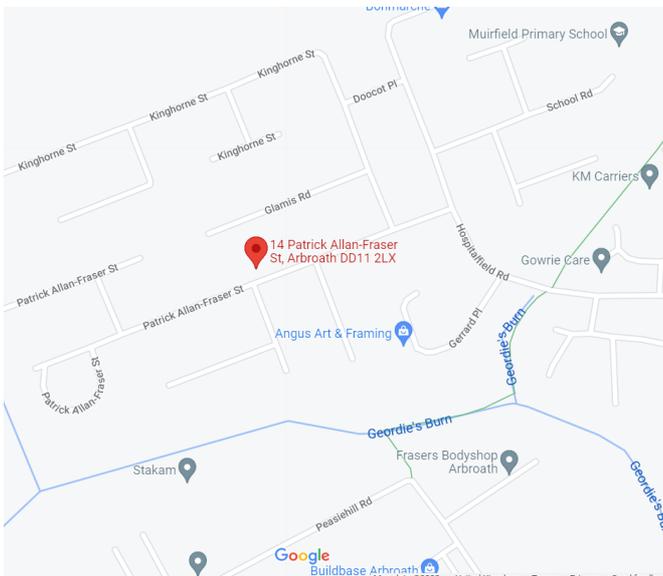
Approx. 9'9 x 9'10. With double doors giving access onto a raised deck, windows looking into the rear garden, power and light.



Property Professionals



Illustration For Identification Purposes Only. Not To Scale (ID:931038 / Ref:83663)



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