

Connelly Yeoman



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

SEMI DETACHED
BUNGALOW



Key Features

- Set within a very popular residential area.
- A well presented family home
- Gas central heating & double glazing.
- Mature well presented gardens front and rear.
- Driveway leading to a detached garage with electric door, store and utility room & a summerhouse.



OFFERS OVER
£200,000

Property Description

This deceptively spacious SEMI DETACHED BUNGALOW must be viewed to appreciate the size of accommodation on offer. Set within a very popular residential area of Arbroath, conveniently situated within walking distance of the local Primary and Secondary schools, local shops, supermarkets and railway station, with the A92 close by giving easy access to Dundee and many of the surrounding Angus towns. The property is decorated in neutral tones with gas central heating and double glazing and has ample storage throughout and comprises of a spacious lounge, dining room with access into the kitchen with dining area, 3 double bedroom, the master with an en-suite shower room, a family bathroom and access into an attic room. Outside there are neatly laid out gardens to the front and rear with a driveway leading to a detached garage with electric door, an adjoining store and utility shed with power, light and water. To the rear the garden is well laid out with sunny patio seating areas, a lawn bordered by established shrubs, and a summerhouse.

ACCOMMODATION:

Vestibule, Hallway, Lounge, Dining Room, Dining Kitchen, 3 Bedrooms (master en-suite), Family Bathroom & Attic Room

VESTIBULE:

Approx. 4'9 x 3'9. Entry is via a double glazed door into the vestibule with a cupboard housing the electric meter and fuse box.

HALLWAY:

Entry via a glass door into the hallway with a shelved airing cupboard housing the gas central heating boiler, access via a Ramsay style ladder into an attic room, with power and light, wood effect flooring, and a radiator.

LOUNGE:

Approx. 12'6 x 17'3. A fifteen pane glass panel door leads into this delightful spacious lounge which has a rear facing window looking into the garden, a marble inlay and hearth incorporating a gas fire with wooden surround, and two radiators.

DINING ROOM:

Approx. 9' x 11'6. Accessed via a fifteen pane glass panel door conveniently located next to the kitchen with two shelved storage cupboards, wall lights, a rear facing Velux window, wood effect flooring and a radiator.

DINING KITCHEN:

Approx. 18'8 x 7'9. Rear facing kitchen fitted with base and wall units with coordinating work surfaces incorporating sink with mixer tap. There is an electric oven, gas hob with stainless steel extractor hood above, plumbed space for an automatic washing machine and space for a fridge freezer. The dining area has both side and rear facing windows and offers room for a table and chairs, two radiators and a door leading into the rear garden.



BEDROOM 1:

Approx. 14'6 x 10'6. A bright spacious bedroom with a double shelved and hanging wardrobe, ample room for furnishings and access into the en-suite.

EN-SUITE:

Approx. 3'8 x 6'8. A tiled en-suite with wc, wash hand basin and a shower cubicle housing an electric shower. Parador ceiling with spotlights, bathroom fittings, and a radiator.

BEDROOM 2:

Approx. 13'9 x 11' 2. A delightful well proportioned front facing bedroom with a double shelved and hanging wardrobe with sliding mirror doors, and a radiator.

BEDROOM 3:

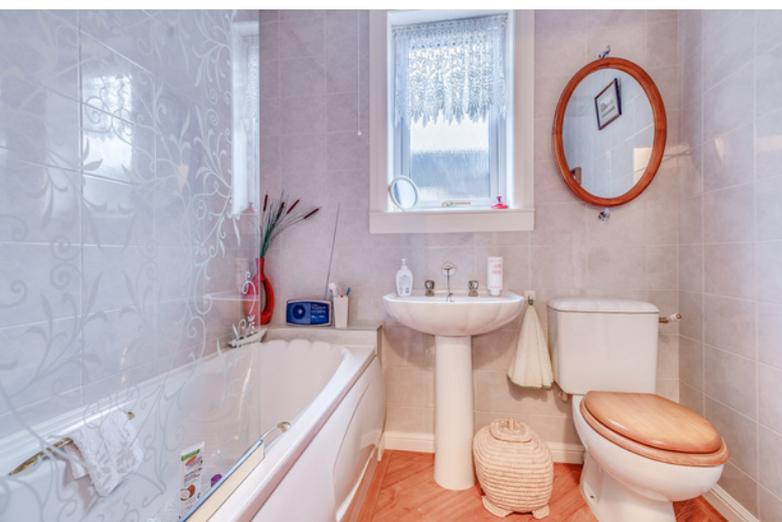
Approx. 9'5 x 10'4. Side facing bedroom with a double shelved and hanging wardrobe with sliding mirror doors, ample room for furnishings and a radiator.

FAMILY BATHROOM:

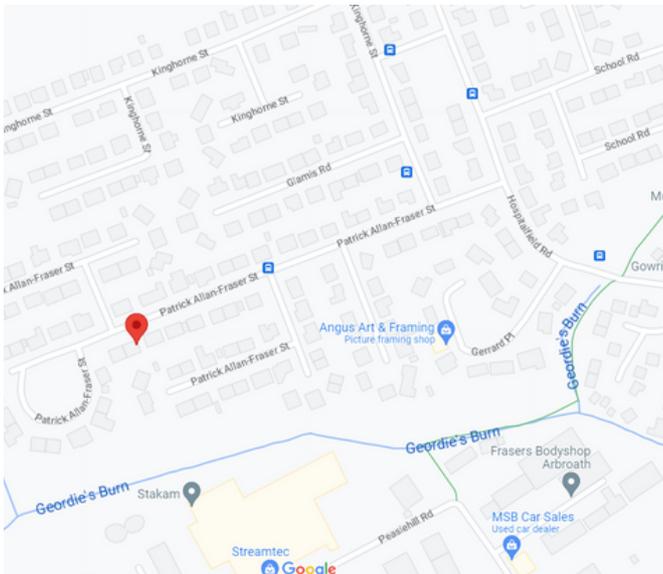
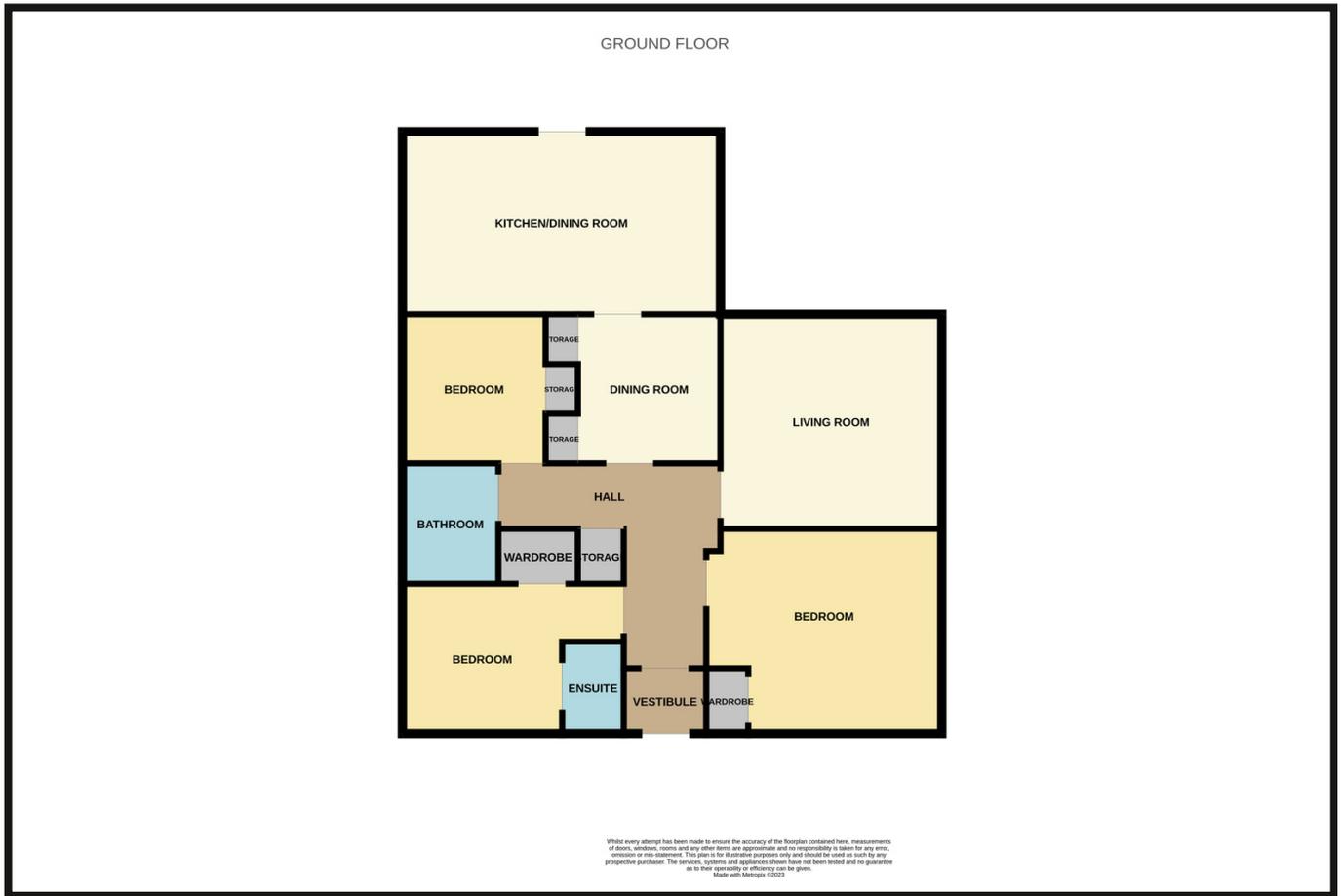
Approx. 5'8 x 6'6. Side facing tiled bathroom with wc, wash hand basin and a bath with an over the bath shower. There are bathroom fittings, wood effect flooring, spotlights to the ceiling and a heated towel rail.

GARAGE:

Approx. 9'5 x 18'. A generous size garage with an electric garage door and side door, power and light. Adjoin the garage is an outhouse with light, and a utility shed with power, light and water.



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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