

Connelly Yeoman



38 ANNFIELD DRIVE, ARBROATH, DD11 2EJ

END OF TERRACE
BUNGLOW



Key Features

- End of terrace bungalow located in a popular residential area close to local amenities
 - Presented in good order with recently upgraded to include gas central heating, double glazing, modern kitchen and shower room.
 - Mutual Drying Green.



OFFERS OVER
£85,000

Property Description

This well presented END OF TERRACE BUNGALOW is set in a popular residential area of Arbroath and is conveniently located close to many local amenities and services including shops, and supermarkets, as well as local services to include bus stop and railway station and the A92 giving easy access to Dundee. The property has been upgraded in recent years and now has the benefit of gas central heating, double glazing, modern kitchen and shower room and neutral decor. The property comprises of an entrance vestibule, lounge, rear hallway with ample storage, kitchen, shower room and double bedroom. Outside is a mutual drying green.

ACCOMMODATION:

Entrance Vestibule, Lounge, Rear Hallway, Kitchen, Bedroom and Shower Room.



ENTRANCE HALLWAY:

Entry into a vestibule with a cupboard housing the electric meter and fuse box. Access into the Lounge.

LOUNGE:

Approx. 13'3' x 12'3'. Spacious front facing lounge with ample room for furnishings, a radiator and access into rear hallway.

REAR HALLWAY:

Shelved storage cupboard together with a shelved airing cupboard housing the gas central heating boiler, access into a floored loft. Radiator.

BEDROOM:

Approx. 9'9' x 11'4'. Front facing window. Ample storage by way of two double wardrobes and a single wardrobe. Radiator.



KITCHEN:

Approx. 9'4" x 8'10". Rear facing window. Fitted with base and wall units with coordinating work surfaces incorporating a stainless steel sink with a mixer tap. Space for an electric cooker, fridge-freezer and plumbed space for a washing machine. Spotlights to ceiling. Radiator.

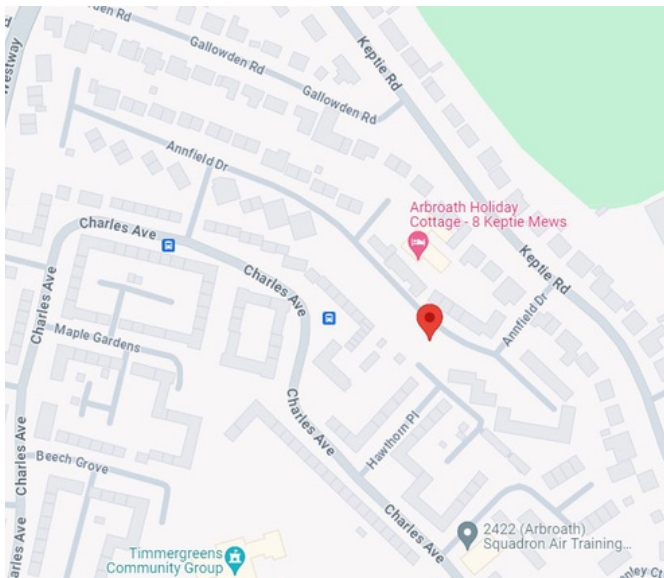
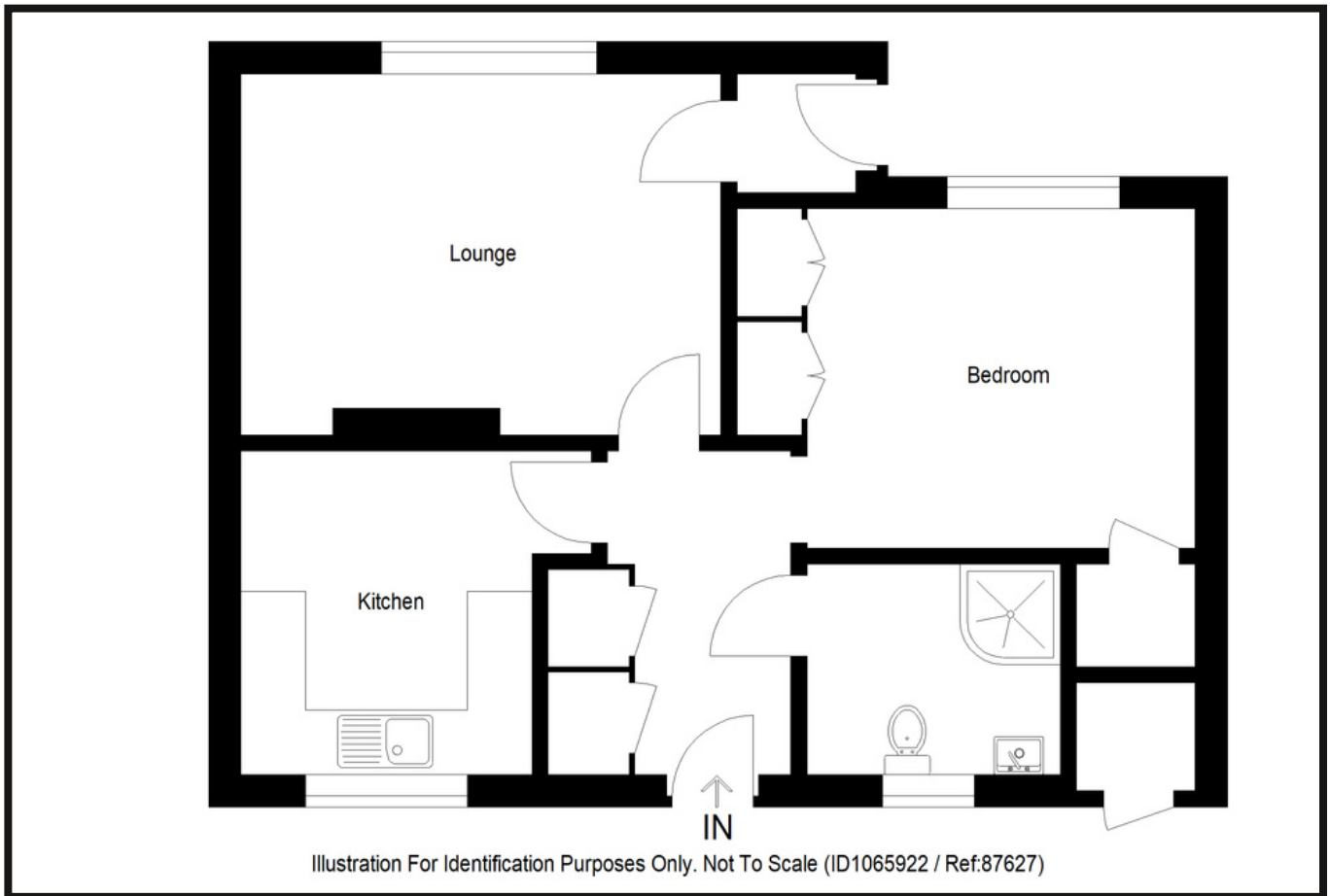


SHOWER ROOM:

Approx. 6'6" x 5'5". Rear facing window. Comprises of a vanity unit incorporating the wash hand basin, a WC and a corner shower cubicle housing a power shower with hand held and deluge attachments. Mosaic modern tiling, spotlights to the ceiling, extractor fan and heated towel rail.



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.

**Connelly
Yeoman**

tspc

Connect with us

