

# Connelly Yeoman

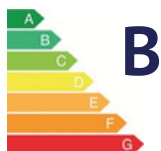


**15 CORSAR CROFT  
ARBROATH DD11 4JG**

**DETACHED BUNGALOW**



- Set within a very desirable residential location close to central amenities and services
  - A well presented Detached Bungalow offering spacious accommodation
  - Gas Fired Central Heating, Double Glazing, Solar Panels & ample storage
  - Large, off-street car parking area, Integral Garage and enclosed rear garden
  - Home Report Valuation £300,000



OFFERS OVER  
**£280,000**



# Property Description

This modern build DETACHED BUNGALOW is ideally located within a sought after, established residential area on the northern perimeter of the town of Arbroath, known locally as "Kirkton" and offers spacious and well proportioned accommodation over one level whilst there are the benefits from Gas fired central heating, Double glazing, solar panels and ample storage. The town of Arbroath offers a whole wealth of services and amenities, including local and national shops, supermarkets, Retail DIY stores, cafes and restaurants, public houses and various takeaway outlets, together with well regarded primary and secondary schools, and of course not forgetting the lovely seascape areas of Arbroath Marina and coastal walkways. Externally, the property enjoys a quiet locale at the top of a small cul-de-sac and there are well laid out garden areas surrounding the property. To the front of the property, this area is laid out in a large mono-block driveway area offering excellent off-street car parking. A low ramp pathway at the side of the property leads to the main entrance door. There is an integral Garage and also an outside EV charging point. The enclosed rear garden offers privacy and seclusion, all well laid out, with a newly laid lawn, paved patio areas and an area of decking for outside entertaining. Overall, this property offers excellent accommodation, perhaps making for a great "downsize or retirement" purchase and early viewing is recommended. With home report value of £300,00 this is an excellent opportunity!

**ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, PLAYROOM/4<sup>th</sup> BEDROOM/FAMILY ROOM with FRENCH DOORS & EN SUITE SHOWER ROOM, FAMILY BATHROOM, 3 ADDITIONAL BEDROOMS, LOUNGE, LARGE DINING KITCHEN; INTEGRAL GARAGE.**

**HALLWAY:** Enter into the property via the side entrance door into the Hallway, where there are oak wood veneer internal doors and quality Karndean / Amtico flooring in light grey wood-effect. Access hatch into the attic space - there are solar roof panels on the property and the batteries are located in the attic. Also, in the attic, the gas boiler is located. CH Radiator. Large window with fitted window blinds. Access door leads off the Hallway through into the integral Garage.

**GARAGE:** A good-sized Garage, with up and over garage door, power and light, and offering good storage.

**PLAYROOM/4<sup>th</sup> BEDROOM/FAMILY ROOM:** Approx. 24'9 x 10'3. This spacious and adaptable room is currently being used as a playroom but would make a spacious Bedroom or a great Family Room, with ample space for a range of furnishings, and there are large built-in wardrobes with mirror sliding doors. Located off this room is a useful En Suite Shower Room. There are feature French doors which lead out to the rear garden. Inset ceiling downlights. CH Radiator.

**EN SUITE SHOWER ROOM:** Approx. 10'2 x 4'7. Comprising a white bathroom suite, WC., wash-hand basin, and a shower area which is fully tiled with partial wall tiling. Wall mounted white high gloss unit.

**FAMILY BATHROOM:** Approx. 7'1 x 5'5. Comprising three piece white bathroom suite with a large P-shaped bath with a glass shower screen and feature fabric style dark grey wet wall panel finish at the shower area. Wall mounted CH towel rail. Black high gloss wall mounted storage cabinet and a co-ordinating vanity unit at the wash-hand basin. Wall mounted vanity mirror with lighting. Large opaque glazed window.

**BEDROOM 1:** Approx. 16' (at longest) x 11'6. A spacious main Bedroom, with a front-facing window and fitted shutter-style window blinds. Built-in triple wardrobes with mirror sliding doors and a further built-in cupboard. Inset ceiling downlights. CH Radiator.





**BEDROOM 2:** Approx. 11'6 x 9'2. A good-sized Bedroom, presently decorated as a child's bedroom, with a rear-facing window. Built-in double wardrobes with mirror sliding doors. CH Radiator.

**LOUNGE:** Approx. 16' x 13'5. A lovely, well proportioned Lounge, with a large front-facing window, and ample space for furniture settings. The quality Karndean / Amtico laminate wood flooring is continued through from the Hallway. Feature focal point wall with wooden slat panelling. Wall mounted Electric fire with log detail. Neutral decor and inset ceiling downlights. CH Radiator.

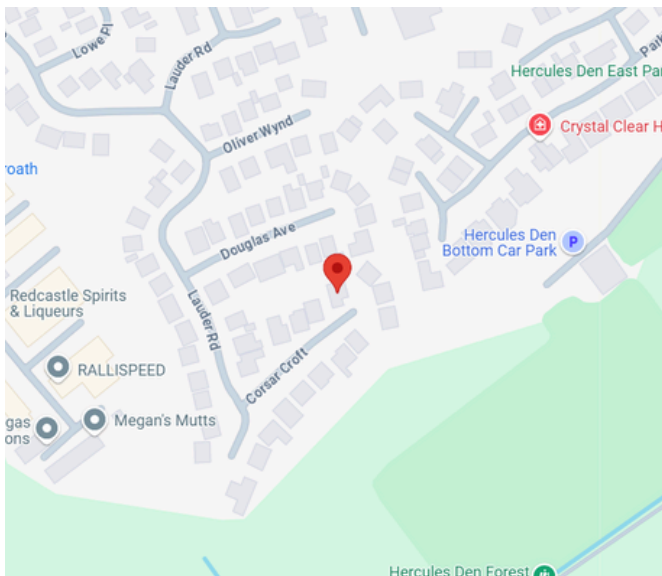
**BEDROOM 3:** Approx. 11'7 x 8'. Another good-sized Bedroom, with a rear-facing window and built-in double wardrobes. Light coloured wood-effect flooring. CH Radiator.

**LARGE DINING KITCHEN:** Approx. 16'2 x 9'6. The kitchen is extremely well appointed and fitted with a good range of modern base and wall mounted units in a white high gloss finish with dark handles, oak wood veneer worktop surfaces with a moulded draining board and a Belfast-style ceramic sink; brick-effect splashbacks with dark grouting which tone in with the cabinet handles. Built-in Electric Hob, extractor above and Ovens; integrated Fridge/Freezer, Dishwasher and Automatic Washing Machine. Feature wood panel walls at the dining area. Contemporary wall mounted CH Radiator. There is a window overlooking the side of the property and feature French doors lead out into the rear garden.

**GARDENS & GARAGE:** There are well laid out garden areas surrounding the property. To the front of the property, this area is laid out in a large mono-block driveway area offering excellent off-street car parking. A low ramp pathway at the side of the property leads to the main entrance door. There is an integral Garage and also an outside EV charging point. The enclosed rear garden is neatly laid out, with newly laid lawn, patio areas and an area of decking for outside entertaining. Boundary fencing make for a secure and private outside area.



# 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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**tspc**

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