

Connelly Yeoman

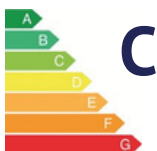


**28 GALLOWDEN AVENUE
ARBROATH DD11 3EX**

DETACHED BUNGALOW



- Set within a very desirable residential location close to central amenities and services
- A beautifully presented Detached Bungalow and large detached Double Garage with ample car parking
- Gas Fired Central Heating and Double Glazing, Neutral decor, Conservatory to the rear
- Sweeping corner garden plot all very well laid out, Secluded enclosed rear garden



OFFERS OVER
£275,000

Property Description

Connelly Yeoman Estate Agency are excited to bring to the market this extremely well presented DETACHED BUNGALOW which must be viewed to appreciate the deceptively spacious accommodation on offer. The property is located in a very desirable residential area of Arbroath, close to most local amenities and services that the town has to offer, including local shops, national supermarkets and with well regarded primary and secondary schools close-by. Arbroath also offers an idyllic seascape area, with the Marina, working harbour and bracing sea/coastal walkways right on your doorstep. This lovely home offers spacious and adaptable rooms and benefits from Gas fired central heating, Double glazing and has ample storage. Decorated in modern neutral tones with quality fittings and finishes, there is a very spacious Lounge with feature fire place, a generous Dining Kitchen with Utility and Toilet, a well appointed Family Shower Room, three good-sized Bedrooms, (all with fitted robes), a Snug/Sitting or TV Room and a large Conservatory to the rear. Externally, the property sits on a sweeping corner garden plot which is all very well laid out, with easily maintained front garden laid out in stone-chip areas with borders of flowers, shrubs and bushes; a large tarmac driveway affording excellent off-street car parking and leading to the large detached Double Garage; and a further side area of garden and laid out in mono-block paving offering even more off-street parking. A side entry gate leads through into the delightful, enclosed rear garden which is beautifully laid out, with patio areas, artificial lawn and a Pond. Overall, this property is a fine example of a modern, well appointed Detached Bungalow and early viewing is not to be missed.

ACCOMMODATION COMPRISING: ENTRANCE VESTIBULE & HALLWAY, MASTER BEDROOM, 2 FURTHER DOUBLE BEDROOMS, FAMILY SHOWER ROOM, SNUG/SITTING or TV ROOM, LOUNGE, DINING KITCHEN & UTILITY AREA, WC/TOILET, LARGE CONSERVATORY. FLOORED ATTIC

VESTIBULE & HALLWAY: Enter into the property via the main front entrance door into the Vestibule, which has fresh neutral decor, a tiled floor and there is a cupboard housing the electric meter and fuse box. Internal door leads through into the Hallway.

HALLWAY: A spacious Hallway from which all the rooms lead off, there is wood-effect laminate flooring continued through. Feature oak internal doors throughout. CH Radiator. Large, built-in storage cupboard with double opening doors, shelving and ample storage. Access hatch with fitted Ramsay loft ladder into the large attic space, with power and light, which is floored and has a window.

MASTER BEDROOM 1: Approx. 12'11 x 10'4. A bright and spacious main Bedroom with a large, front-facing window. Built-in wardrobes with mirror front sliding doors and feature panelling, giving a contemporary feel to the room. CH Radiator.

BEDROOM 2: Approx. 11'9 x 9'3. Another spacious room, with a rear-facing window. This room is currently used as a craft room but is ideal as a double bedroom. Built-in wardrobes with mirror front sliding doors and feature panelling, giving a contemporary feel to the room. CH Radiator.

FAMILY SHOWER ROOM: Approx. 7'11 x 6'11. The shower room is presented in lovely condition and has wall and floor tiling, and a large, opaque glazed window for natural light and ventilation. There is a quadrant shower cubicle, with wet wall panel finish, and an Electric shower. There are built-in vanity units along one full wall, with the wash-hand basin and WC built in. There is a black marble effect shelf area for display. Wall mounted cabinet with a mirror door. Chrome wall mounted CH towel rail.

BEDROOM 3: Approx. 11'9 x 9'9. Another spacious Bedroom with a large, rear-facing window. Built-in wardrobes with mirror front sliding doors and feature panelling, giving a contemporary feel to the room. CH Radiator.

LOUNGE: Approx. 19'11 x 12'5. A generously proportioned Lounge with a large picture window overlooking the front garden. Neutral decor. Feature quality stone/porcelain-effect fire surround (cream in colour) with an Electric Fire. Inset ceiling downlights. CH Radiator.



SNUG/SITTING/TV ROOM/HOME OFFICE: Approx. 11'4 x 10'0. This room is currently used as a snug or sitting room and has an opaque glazed window allowing light into the room. Wood-effect laminate flooring. CH Radiator. The room then opens through into the Dining Kitchen.

DINING KITCHEN: Approx. 20'7 x 11'7. This is a great family space with a side-facing window and a door leads off through into the Utility Room. The Kitchen area is fitted with a good range of base and wall mounted units in a Walnut wood-effect veneer with marble-effect worktops and tiled splashbacks. Built-in Electric Hob, extractor above and Double Ovens. Under-counter space for a Fridge and other white goods. Inset ceiling downlights. CH Radiator. Tiled-effect laminate flooring, continued through into the Utility area. Double glazed door out into the Conservatory.

UTILITY AREA: Approx. 8'2 x 4'1. Fitted base and wall mounted units in a Walnut wood-effect veneer, worktop surface and white ceramic sink with mixer tap. Tiled splashbacks. Ample space for white goods. Gas central heating boiler located here.

WC/TOILET: Approx. 9'6 x 5'. Comprising white coloured WC., and wash-hand basin. Mosaic tiled-effect vinyl flooring. Opaque glazed window.

CONSERVATORY: Approx. 15'4 x 7'8. A delightful addition to the property, with full double glazed windows overlooking the lovely rear garden area. A door leads out into the garden.

GARDENS: Easily maintained front garden laid out in stone-chip areas with borders of flowers, shrubs and bushes; a large tarmac driveway affording excellent off-street car parking and leading to the large detached Double Garage; and a further side area of garden laid out in mono-block paving offering even more off-street parking. Link gates on both sides of the property lead through to the enclosed rear garden, offering privacy and seclusion, all neatly laid out with patio areas, artificial lawn area, a large Pond with carp fish. Paved pathways right around the property. Timber Summerhouse included in the sale.

GARAGE: Large detached double garage with an electric roller garage door and courtesy side door to the rear garden. Power and light.



Property Professionals

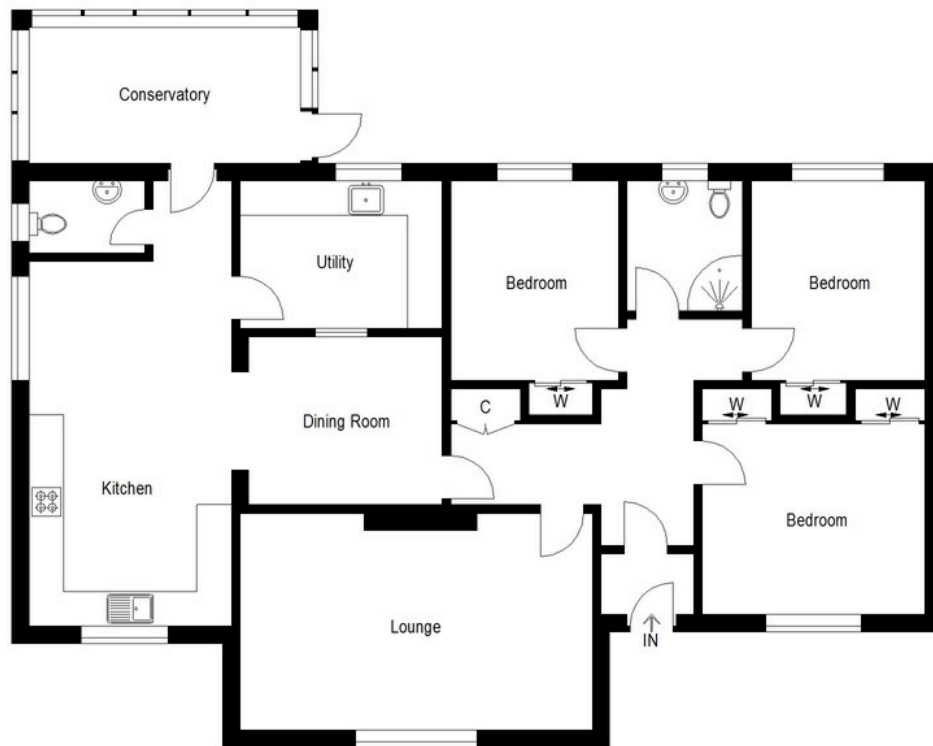
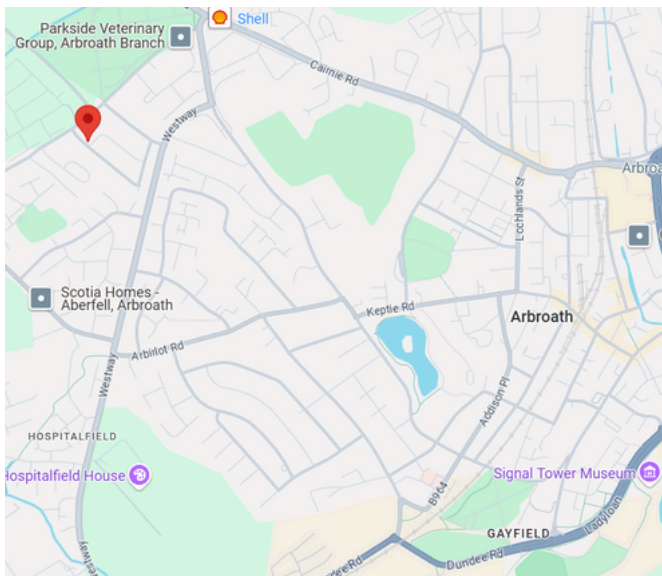


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**Connelly
Yeoman**

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