

Connelly Yeoman



**10 PATRICK ALLAN FRASER STREET,
ARBROATH, DD11 2LX**

DETACHED BUNGALOW



- Spacious detached bungalow
- Within a popular residential area
- Gas central heating and double glazing
- Front and rear gardens and a single garage



OFFERS OVER

£215,000

Property Description

This most impressive, bright and airy two bedroom DETACHED BUNGALOW is ideally situated within a desirable residential area and provides generously proportioned accommodation on one level. The property has been well maintained and recently decorated in neutral tones and enjoys the benefit of gas central heating and double glazing. This lovely bungalow has ample storage and comprises of a spacious lounge, dining kitchen, two double bedrooms and a bathroom. Outside there is front and rear gardens, a single garage and driveway.

ACCOMMODATION:

LOUNGE, DINING KITCHEN, 2 BEDROOMS, BATHROOM

ENTRANCE HALLWAY:

Enter into a vestibule with original tiled flooring, hanging space and a cupboard housing the fuse board. A glass panelled door leads into the carpeted hallway where there is a recess area with shelving and a good size storage cupboard with hanging and rail basket space.

LOUNGE:

Approx. 11'8 x 16'2. A lovely bright front facing room with a picture window which has been freshly decorated with neutral tones and carpet flooring. CH radiator.

DINING KITCHEN:

Approx. 13' x 11'. A lovely modern room fitted with a range of base units and a full height cupboard housing the boiler. coordinating work surfaces, stainless steel sink with mixer tap, electric oven, 4-burner electric hob with extractor hood above, included are washing machine, fridge and freezer.



BEDROOM 1:

Approx. 11'7 x 11'4. A lovely bright room which is front facing with picture window. This room has carpet flooring and a full wall of built in wardrobes with sliding doors with ample shelved and hanging space. CH radiator.

BEDROOM 2:

Approx. 14' x 10'1. A rear facing window overlooking the garden, neutral decor and wood effect floor. CH radiator.

BATHROOM:

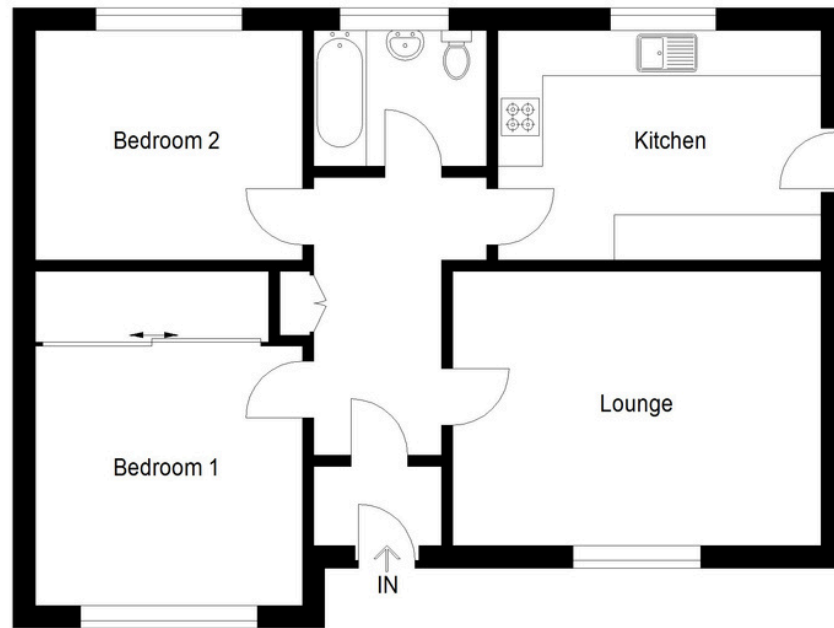
Approx. 6'4 x 7'1. Fitted with a 3-piece white suite with mains power shower over the P shaped bath. The WC and wash hand basin are set in a vanity unit with storage below. Fully lined with Wet Wall, chrome heated towel rail, rear facing opaque window and extractor fan.

GARDEN:

The front garden is mainly laid out in lawn bordered with mature trees and shrubs and a paved path leads to the front door. A paved and stone chip driveway leads to a single garage with up and over door. There is side gate access at both sides of the property to the rear garden where there are two wooden deck areas both good for outdoor furnishings. The rear is laid out in lawn with a rotary dryer and is fully enclosed with fence and hedge.

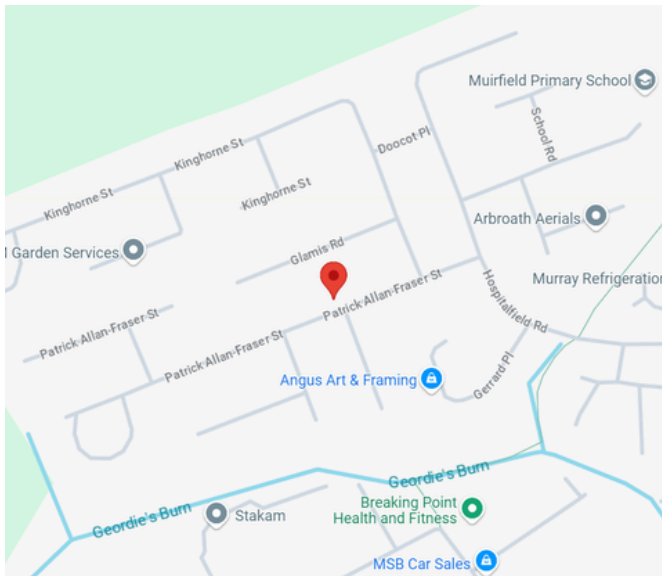


Property Professionals



Ground Floor

Illustration For Identification Purposes Only.
Not To Scale (ID:1221807 / Ref:90960)



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