

Connelly Yeoman



**15 BELLEVUE GARDENS
ARBROATH DD11 5BE**

DETACHED BUNGALOW



- Set within a very desirable residential location in the Cliffburn area of Arbroath
 - A spacious and well presented property located on a corner garden plot
 - Gas Fired Central Heating, Double Glazing and ample storage
- Two driveways, two Garages, easily maintained corner and rear garden areas



OFFERS OVER
£215,000

Property Description

This very spacious and well presented DETACHED BUNGALOW is ideally situated in a sought after residential estate of similar styled properties located in the Clifftown area of the town of yet within easy reach of most central amenities and services Arbroath has to offer, including local and national shops and supermarkets, popular primary and secondary schools and also within walking distance of the popular Arbroath coastline and seafront areas. The property has been extended over the years and provides spacious and adaptable rooms, with the benefit of Gas fired central heating and Double glazing. On entering the property there is a Vestibule and welcoming Hallway, a very spacious Lounge with feature Patio doors out to the rear patio garden, a well proportioned Kitchen, recently upgraded Shower Room and there are three good-sized Bedrooms, all with fitted wardrobe storage. Externally, the property occupies a corner garden plot, surrounded by easy to maintain garden areas, all laid out neatly, with stone-chips, flower borders and beds. There are two driveways at the property offering excellent off-street parking. The main driveway leads to the main Garage and adjoining this garage there is a Potting Shed/Workshop, with access into the rear garden. At the other side of the property there is another driveway leading to a further second Garage. The enclosed rear garden enjoys a sunny aspect and is laid out for ease of maintenance with paving slabs and an outside seating area. Overall, this property would make a lovely family home or perhaps a retirement/downsize property and early viewing is recommended to avoid disappointment.

ACCOMMODATION: ENTRANCE VESTIBULE & HALLWAY, LOUNGE, 3 BEDROOMS, SHOWER ROOM, KITCHEN.

ENTRANCE VESTIBULE & HALLWAY:

Enter into the property via the main front entrance door into the Vestibule, where there is a cupboard housing the electric fuse box and there is a CH Radiator. A glass panel door leads through into the Hallway.

HALLWAY:

In the Hallway there is a built-in storage cupboard offering excellent storage, and a CH Radiator. Access hatch with a fitted loft ladder into the attic space which is floored and has electric light, and offering excellent storage.

LOUNGE:

Approx. 16' x 30'5. Enter through a glass panel door into this very generously proportioned Lounge, with a side-facing window and feature Patio doors which open out onto the rear patio garden area. Built-in Fyffestone feature wall which incorporates an Electric Fire and there are display plinths at either side. Inset ceiling spotlights. Two CH Radiators.

BEDROOM 1:

Approx. 13'10 x 13'4. Spacious double bedroom with a front-facing window. One wall in this room has built-in wardrobes with shelving and hanging space and mirror sliding doors. CH Radiator.

BEDROOM 2:

Approx. 12'5 x 12'2. Another spacious bedroom, with a side-facing window. There are two built-in wardrobes in this room, one double wardrobe with shelving and hanging space and a second which is a walk-in wardrobe with shelving and hanging space and light. CH Radiator.

BEDROOM 3/DINING ROOM:

Approx. 19'4 x 14'2. Enter via a glass panel door into this generously proportioned room, ideal as another bedroom or a formal Dining Room if required. There is a front-facing window, ceiling fan and a large CH Radiator.



SHOWER ROOM:

Approx. 7'7 x 7'10. The shower room has recently been upgraded and comprises of a vanity unit incorporating the wash-hand basin and the WC., glass shower compartment housing a power/mains shower. The walls are finished with modern wet wall finish. Parador style lined ceiling with inset spotlights. Rear-facing opaque glass window allows for natural light and ventilation. Heated towel rail.

KITCHEN:

Approx. 15'4 x 12'2. The kitchen has base and wall mounted storage units, worktop surfaces incorporating a stainless steel sink and there is ample space for kitchen appliances. Inset ceiling spotlights. CH Radiator. Rear-facing window overlooking the garden and external door leads out onto the side driveway with Garage access.

EXTERNALLY:

The property occupies a corner garden plot, surrounded by easy to maintain garden areas, all laid out neatly with stone-chips and flower borders and beds. There are two driveways at the property offering excellent off-street parking. The main driveway leads to the main Garage.

This Garage has an up and over garage door, power and light. Adjoining this garage there is a Potting Shed/Workshop, again with access from both into the rear garden.

At the other side of the property there is another driveway leading to another second Garage. This garage has an up and over garage door, power and light.

The enclosed rear garden enjoys a sunny aspect and is laid out for ease of maintenance with paving slabs and an outside seating area.



Property Professionals

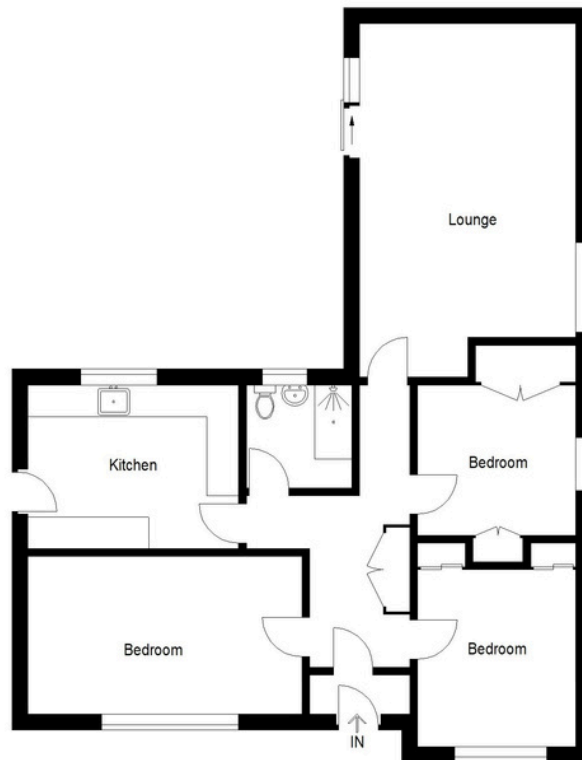
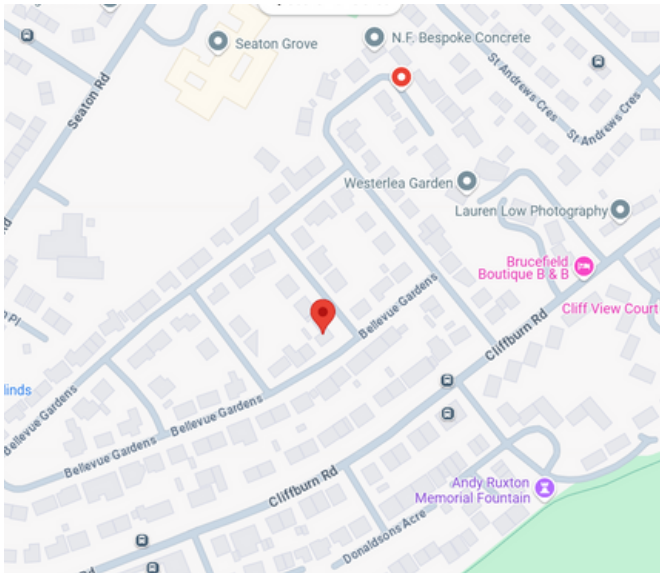


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