

# Connelly Yeoman

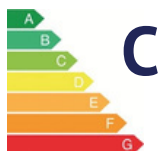


**13 PATRICK ALLAN-FRASER STREET  
ARBROATH DD11 2LX**

**DETACHED BUNGALOW**



- Spacious and well presented 3 Bedroom Detached Bungalow occupying a corner garden plot
  - Ideally located in a popular and sought after residential area close to most amenities
    - Gas Fired Central Heating, Double Glazing, excellent storage, tasteful decor
- Large tarred driveway leading to the Garage, further mono-block drive-in area, established Gardens



OFFERS OVER  
**£240,000**

# Property Description

This attractive and well presented DETACHED BUNGALOW occupies a sweeping corner garden site and is ideally located in a very popular and sought after area of the town, known locally as Hospitalfield, and which is within easy reach of most central amenities and services, including local shops, a great selection of national supermarkets, Westway Retail Park is close-by, and local primary and secondary schools, and of course the splendid marina, harbour and seascape areas of Arbroath. The property offers bright and spacious accommodation over one level and benefits from Gas fired central heating and Double glazing. Externally, to the front of the property, the front corner garden is laid out for low maintenance, with a low boundary wall surrounding the property and a large tarred driveway offering ample off-street car parking and leading to the Single Garage. There is also another area of mono-block driveway to the other side of the property, offering even more space for vehicle parking. The enclosed rear garden is again laid out for low maintenance and there is a wooden Shed and Greenhouse included. Overall, this is an attractive property, ideal for a variety of buyers, and early viewing is recommended.

**ACCOMMODATION COMPRISING: ENTRANCE VESTIBULE & INNER HALLWAY, 3 BEDROOMS, LOUNGE, SHOWER ROOM, DINING KITCHEN, CONSERVATORY.**

**ENTRANCE VESTIBULE:** Approx. 5'6 x 4. Enter via the double glazed front entrance door into the Vestibule, which has a quarry tiled floor and there is a built-in cupboard with access to the electric meter and fuse box. Internal door with glazed top panel leads through into the Inner Hallway.

**INNER HALLWAY:** An L-shaped Hallway, spacious and welcoming, and the first room is the second Bedroom. CH Radiator. Attractive neutral decor with a feature dado rail. Built-in double storage cupboard, offering excellent space for storage. Further built-in cupboard (fitted shelving) which houses the Gas central heating boiler (recently installed within the last year). Ceiling hatch access with fitted loft ladder into the fully floored loft space, with power and light.

**BEDROOM 2:** Approx. 11'8 x 8'11. Spacious double Bedroom, with a front-facing window, and there are built-in wall to wall fitted wardrobes, triple wardrobes ceiling to floor, offering excellent storage with sliding mirror doors. CH Radiator.

**BEDROOM 3:** Approx. 10'8 x 9'2. Another good size Bedroom, which has been used as an office but an ideal third Bedroom, and has a large built-in cupboard with double doors. Side-facing window. CH Radiator.

**LOUNGE:** Approx. 16'5 x 11'5. A generously proportioned Lounge, with a large front-facing picture window overlooking the front garden. Ample space for furniture settings. Ceiling coving. CH Radiator(s)

**BEDROOM 1:** Approx. 14'1 x 9'8. This is the main double Bedroom, with a rear-facing window and built-in double wardrobes with sliding mirror doors, and a further set of built-in wardrobes with sliding mirror doors, offering excellent storage. Ample space for bedroom furnishings. Neutral decor and ceiling coving. CH Radiator.



**SHOWER ROOM:** Approx. 6'10 x 5'10. This room has been recently upgraded and comprises of a two piece white bathroom suite which is incorporated into a full wall vanity unit, in a white high gloss finish with chrome fittings. Large quadrant shower cubicle with wet wall panel finish and the other walls are fully tiled. Parador-style lined ceiling with inset downlights. Chrome wall mounted towel rail. Underflooring heating. Opaque glazed window.

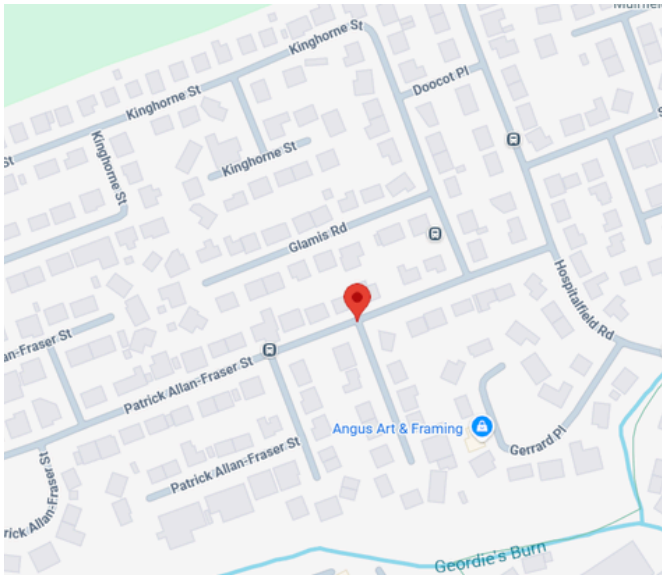
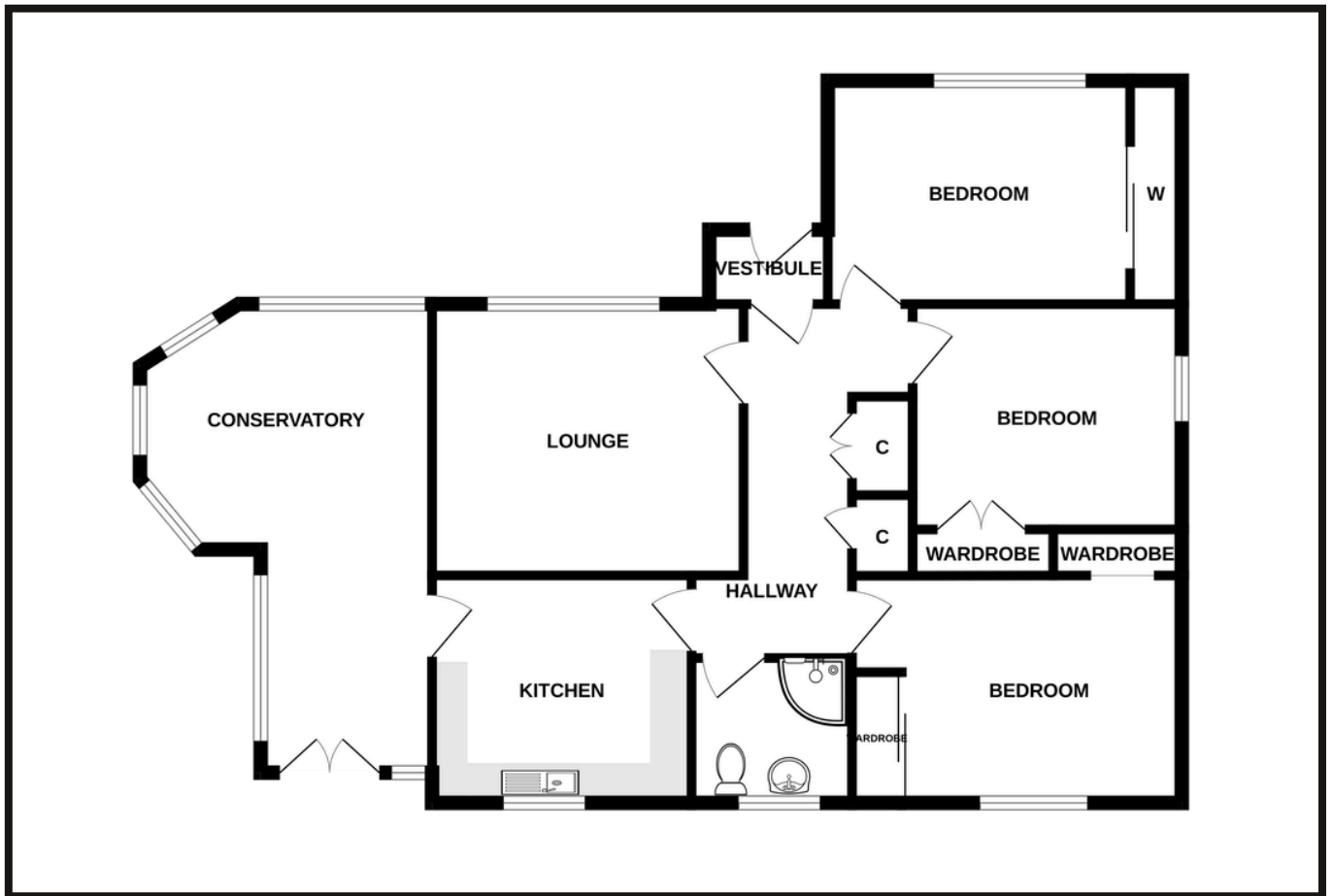
**DINING KITCHEN:** Approx. 13' x 9'8. A spacious Kitchen with ample space for dining table and chairs. The Kitchen area is fitted with a range of base and wall mounted units in a light oak wood veneer finish, work surfaces, tiled splashback and sinktop. Built-in Gas Hob, Double Oven below and an extractor above. Integrated Dishwasher and Fridge. Space and plumbing for an automatic washing machine (included in the sale but NO WARRANTIES GIVEN THEREON). There is a large window overlooking the rear garden. Wood-effect flooring. CH Radiator. Double glazed door leads out into the Conservatory.

**CONSERVATORY:** Approx. 19'2 (at longest) x 11'9 (at widest) A lovely addition to the rear of the property, this is a P-shaped Conservatory, with wood-effect flooring and double doors which lead out into the rear and side garden areas. Wood panelled wall. Large CH Radiator.

**GARDENS:** The front corner garden is laid out for low maintenance with coloured stone-chips and mature shrubs and bushes, and a low boundary wall surrounding the property. There is a large tarred driveway offering ample off-street car parking and leading to the Single Garage. There is also another area of mono-block driveway to the other side of the property, offering even more space for vehicle parking. A mono-block pathway leads around the property to the enclosed rear garden, which is laid out to a large area of mono-block patio and lawn area, with boundary walls. Side access gate. Door into the Garage. Large wooden Shed and Greenhouse included in the sale.



# 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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