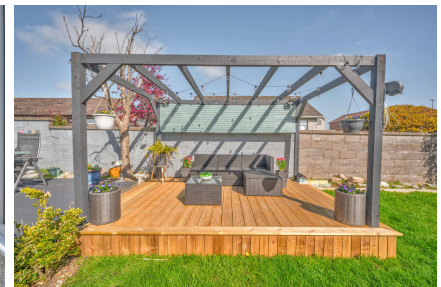
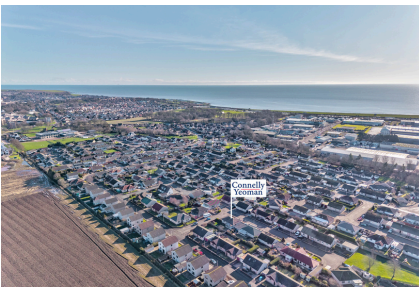


# Connelly Yeoman



**77 KINGHORNE STREET  
ARBROATH DD11 2LZ**

**DETACHED BUNGALOW**



- Located in a very desirable residential location close to popular schools and amenities
- A well presented 3 Bedroom Detached Bungalow set on a sweeping corner garden plot
  - Gas Fired Central Heating, Double Glazing, tasteful decor and modern fittings
- Easily maintained corner garden plot with driveway, Single Garage and enclosed rear garden



OFFERS OVER  
**£245,000**

# Property Description

This attractive DETACHED BUNGALOW occupies a sweeping corner garden plot and is located in a very popular, sought after residential area of the town (known locally as Hospitalfield) and which is within easy reach of most central amenities and services including popular schools (both Muirfield Primary School and the High School are located close-by), a great selection of national supermarkets, Westway Retail Park offering a vast array of shopping and takeaway food options, and of course the splendid marina, harbour and seascape areas of Arbroath. The property offers deceptively spacious accommodation, with the addition of lovely Sun Room to the rear and also a fourth Bedroom if required, and benefits from Gas fired central heating and Double Glazing. Externally, the property occupies a sweeping corner garden plot, with the front garden area laid to coloured stone-chips for ease of maintenance. A side driveway affords off-street car parking and leads to the Single Garage. Side gate access into the spacious rear garden which is mainly laid to lawn, with boundary fencing and a raised timber decking area with timber Pergola, making for a lovely outside entertainment and seating area. Overall, this well presented property will be of interest to a variety of buyers and early viewing is recommended to avoid disappointment.

**ACCOMMODATION COMPRISING: ENTRANCE VESTIBULE & INNER HALLWAY, LOUNGE, BATHROOM, DINING KITCHEN, SUN ROOM, 3 DOUBLE BEDROOMS, 4TH BEDROOM/STUDY/HOME OFFICE.**

**ENTRANCE VESTIBULE & INNER HALLWAY:** Double glazed front entrance door into the Vestibule, with wood-effect flooring which is continued through into the Hallway. There is a small built-in cupboard housing the electric meter and fuse box. Glass panel door leads into the Inner Hallway.

In the Hallway there are two large built-in storage cupboards (one of which houses the gas central heating boiler) offering excellent storage. CH Radiator. Ceiling hatch access into the loft space.

**LOUNGE:** Approx. 19'11 x 12'4. A bright and spacious Lounge, with a large front-facing picture window overlooking the garden. Fitted carpeting and tasteful decor. Feature focal point log burner stove set on a slate hearth. Fitted wall lights. CH Radiator.

**BATHROOM:** Approx. 6'8 x 9'. The Bathroom has been recently fully modernised and comprises a three piece white bathroom suite with a Jacuzzi bath tub, and a separate shower enclosure housing a mains power rainfall shower. Chrome bathroom fittings. Wall wall tiling at the suite areas. The free-standing wash-hand basin is set on a vanity unit with storage below. Chrome heated CH towel rail. Wall mounted mirror front cabinet. Rear-facing opaque glazed window allows for natural light and ventilation.

**DINING KITCHEN:** Approx. 16'9 x 10'10. Glazed panel door leads off the Hallway into the spacious Dining Kitchen. The kitchen area is fitted with a range of base and wall mounted units, co-ordinating work surfaces and a composite sink with mixer tap. Free-standing Cooker with 4 burner Hob and Oven/Grill. Space for an American-style Fridge/Freezer. Integrated Dishwasher. Breakfast bar area for everyday/casual dining. Ample space for a dining table and chairs. A rear-facing window looks through into the Sun Room to the rear. Another side-facing window allows for further natural light. CH Radiator. A door leads off into the Sun Room.



**SUN ROOM:** Approx. 17'3 x 9'5. A lovely additional living space which has windows on three sides, making for a bright and spacious area, with tiled flooring and ceiling spotlights. Space for automatic washing machine, tumble dryer, etc.. Access out to the rear garden.

**BEDROOM 3:** Approx. 10'10 x 9'4. Double Bedroom with ample space for bedroom furnishings, a rear-facing window, fitted carpeting and a CH Radiator.

**BEDROOM 2:** Approx. 10'11 x 11'11. Another double Bedroom, with a rear-facing window, fitted carpeting and a CH Radiator.

**BEDROOM 1:** Approx. 12'11 x 9'11. This is the main double Bedroom, with a front-facing window, ample space for bedroom furnishings, fitted carpeting and a CH Radiator.

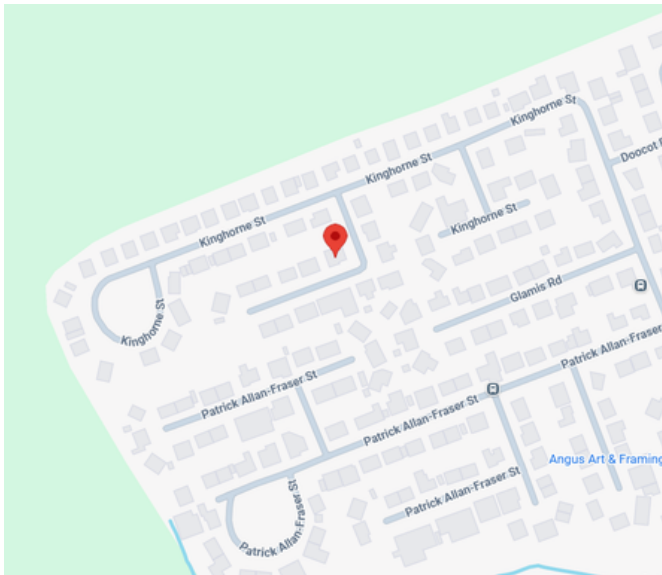
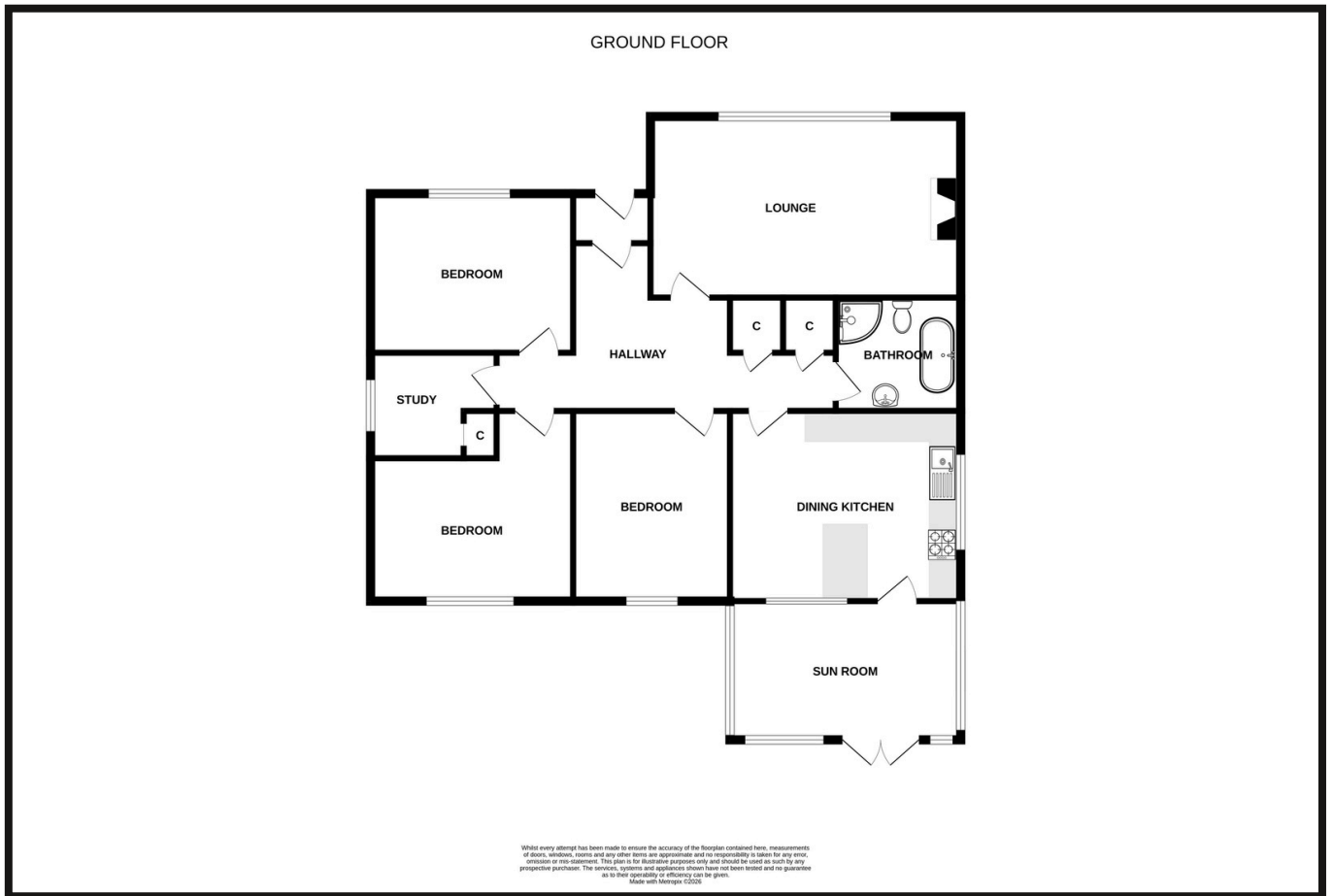
**BEDROOM 4/STUDY ROOM:** Approx. 8'3 x 6'7. This room is currently being used as a Dressing room but could be an ideal fourth single Bedroom or useful Home Office/Study room. Side-facing window. Built-in storage cupboard. CH Radiator.

**GARDENS & GARAGE:** The property occupies a sweeping corner garden plot, with the front garden area laid to coloured stone-chips for ease of maintenance. A side driveway affords off-street car parking and leads to the Single Garage. There is side gate access from the front of the property around to the rear of the house. The rear garden is spacious and is mainly laid to lawn, with boundary fencing and a raised timber decking area with timber Pergola, a lovely outside entertainment and seating area.

**SINGLE GARAGE:** With electric roller door, power and light. Courtesy door to the rear garden.



# 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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