

# Connelly Yeoman



10 MYRESIDE DRIVE, INVERKEILOR, DD11 5PZ

DETACHED BUNGALOW



- Spacious and well presented detached bungalow in a peaceful village location
  - Ideal for families, downsizers or those seeking single level living
  - Oil fired central heating and double glazing
  - Gate enclosed driveway and double garage



OFFERS OVER  
**£240,000**

# Property Description

This attractive and well presented three bedroom DETACHED BUNGALOW is set in the charming costal village of Inverkeilor, offering a peaceful semi-rural lifestyle while remaining well connected to nearby towns. The area benefits from a friendly community atmosphere with local amenities including a primary school, village hall and convenience shopping. For a wider range of services, the towns of Arbroath and Montrose are both within easy driving distance, providing supermarkets, healthcare facilities, secondary schooling and leisure options. The surrounding countryside and nearby coastline offer excellent opportunities for walking, cycling and outdoor pursuits, making this an ideal setting for those seeking a balance between tranquillity and accessibility. This appealing bungalow presents a fantastic opportunity to acquire a comfortable and well positioned home in a desirable village setting. With its spacious layout, practical features, and attractive outdoor space, it is perfectly suited to a range of buyers. Early viewing is highly recommended to fully appreciate the accommodation and lifestyle on offer, and to secure what could be your next ideal home.

**ACCOMMODATION COMPRISING: ENTRANCE HALLWAY, LOUNGE, SUNROOM, KITCHEN, FAMILY BATHROOM, MASTER BEDROOM ENSUITE, TWO FURTHER BEDROOMS**

## **INNER HALLWAY:**

Entering through the front door into a welcoming hallway with a practical built in coir mat. Here you will find a good sized cupboard housing the electric fuse box and the water tank with additional storage space for household items.

## **LOUNGE:**

Approx. 19'5 x 13'8. A glass panelled door leads from the hallway to a carpeted lounge which has neutral décor, ceiling down lights and a door leading into the sun room.

## **SUNROOM:**

Approx. 12'7 x 9'5. Flowing from the lounge into a bright multi purpose room with three sides complete with windows and overlooking the rear garden. A double patio doors provides access to the garden.

## **DINING KITCHEN:**

Approx. 8'10 x 14'11. Fitted with a range of high gloss base and wall units with coordinating work surfaces incorporating a composite sink with a mixer tap and a side facing window above. The flooring has a wood effect herring bone pattern. There is an electric oven with grill and a four burner induction hob with extractor hood above. Integrated appliances include a fridge freezer, dishwasher, automatic washing machine and a wine cooler. A door provides access into the rear garden.

## **BATHROOM:**

Approx. 10'9 x 6'2. Fitted with a three piece white suite comprising a wash hand basin set in a vanity unit with storage below, a corner bath and WC. There is a separate shower enclosure housing a mains power shower with body jet attachments, tiles to the floor, chrome towel rail and ceiling down lights. An opaque window overlooks the rear garden and provides natural ventilation and light.



**MASTER BEDROOM:**

Approx. 11'2 X 11'9. With tasteful decor, carpeting to the floor and double fitted wardrobes with sliding mirrored doors. A door leads into the ensuite.

**ENSUITE SHOWER ROOM:**

Approx. 5'8 X 3'10. Fitted with a two piece white suite with a seperate shower enclosure housing a mains power shower with body jets. There is a wall mounted LED mirror, chrome heated towel rail, tiling to the floor and walls and an opaque window overlooking the rear garden.

**BEDROOM 2:**

Approx. 11'5 x 9'1. A second good sized double bedroom overlooking the front of the property with ample space for furnishings and neutral decor.

**BEDROOM 3:**

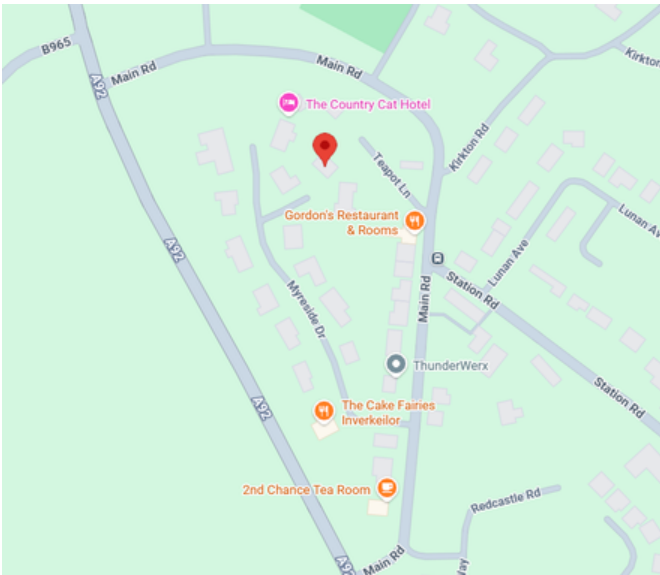
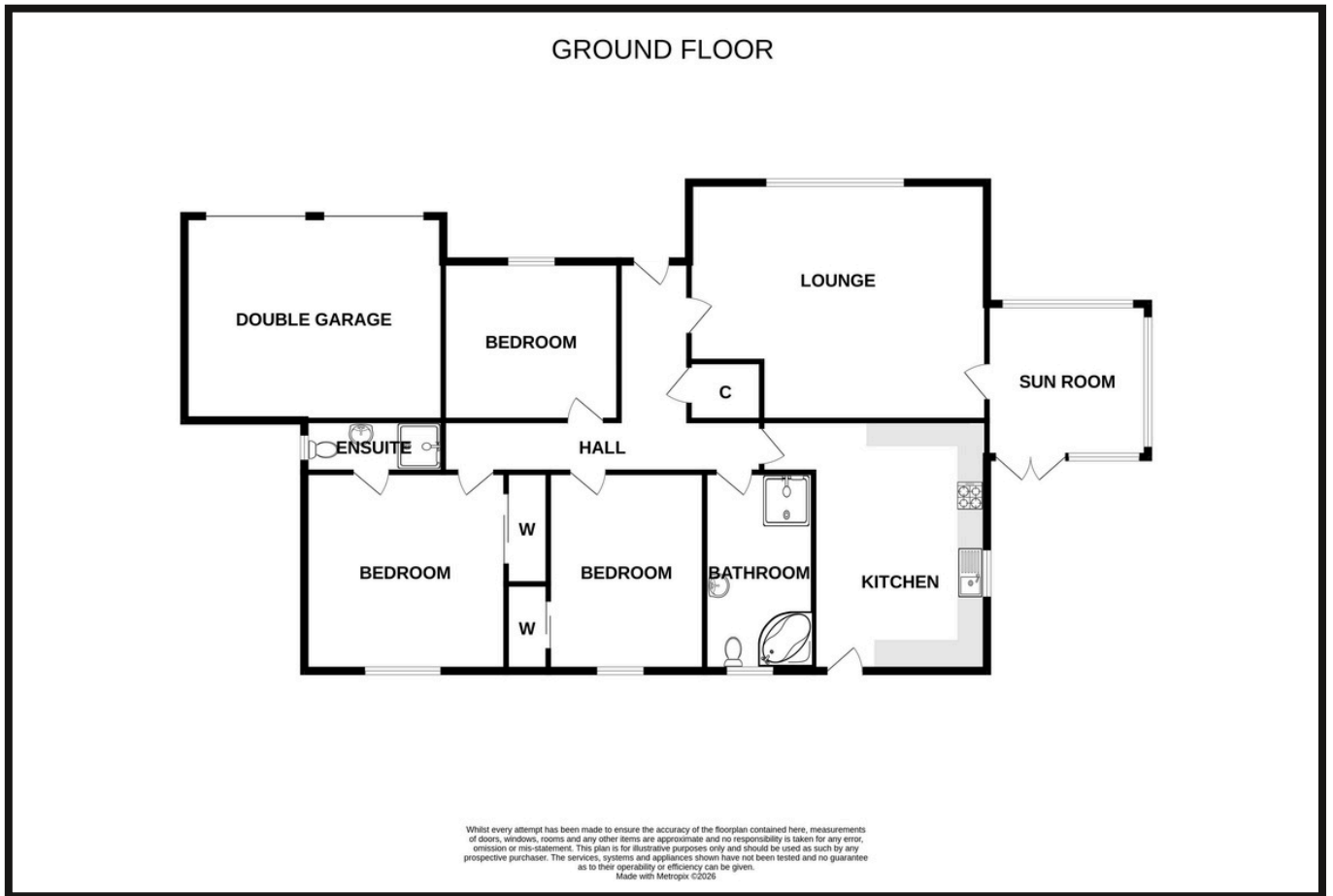
Approx. 7'6 x 11'2. Overlooking the rear garden, this bedroom has double fitted wardrobes with sliding mirrored doors and carpeting to the floor.

**GARDENS & GARAGE:**

To the front, the garden and driveway is fence and gate enclosed. A tarmac driveway, with space for multiple vehicles, leads to a double garage with up and over doors, power and light. The garden is mainly laid to lawn with mature bushes and shrubs and wraps around the property to the rear garden which is also mainly laid to lawn with a paved patio ideal for outdoor furnishings. A wooden summerhouse will remain as part of the sale and two further outbuildings provide external storage for garden equipment.



# 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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