

Connelly Yeoman

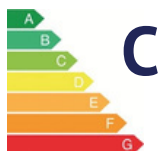


10 THORNTON GARDENS, ARBROATH, DD11 3DX

DETACHED BUNGALOW



- Superior detached bungalow in a quiet cul-de-sac
 - Spacious versatile accommodation
- Gas Central Heating, Solar Panels and Double Glazing.
 - Secure wrap around gardens
 - Garage and Driveway



OFFERS OVER
£245,000

Property Description

This well presented SUPERIOR DETACHED BUNGALOW is located in a highly sought after residential area of the town. Primary and secondary schools and Dundee & Angus College are within walking distance as are a good selection of local shops and supermarkets. There are numerous leisure opportunities in Arbroath including sports centres, playparks, the splendid marina and working harbour, Keptie pond and cliff top walks. The property offers spacious accommodation and benefits from Gas fired central heating backed up with Solar Panels and double glazing. On entering into the property there is a welcoming entrance hallway with WC, ample storage cupboards one housing a utility area and access to the lovely bright lounge. Double doors lead from the lounge into a dining room where there is access into the kitchen. A well equipped kitchen leads into the sunroom which overlooks the rear garden and has a door leading into the garage. Two good size bedrooms and a modern shower room.

The lovely secure gardens are laid out in easy to maintain stone chips with established shrubs and flower beds. The rear garden is fully enclosed and secured by a side gate. There is a large driveway leading to a garage

ENTRANCE HALLWAY: Enter through a stained glass double glazed door into the welcoming hallway. A cupboard houses the electric fuse board and meter and a further walk in utility cupboard with shelving, hanging space and houses the boiler. Access via a Ramsay style ladder into the floored loft.

WC: Approx. 3'10 x 2'10. A convenient addition to this property with two piece suite set in vanity units and a mirror.

LOUNGE: Approx. 16'4 x 12'1. This is a lovely, bright and airy generously proportioned room with front facing window. With ample space for furnishings and double glass panel doors lead into the dining room.

DINING ROOM: Approx. 12' x 9'. This room has a side facing window and a door leading into the kitchen.

KITCHEN: Approx. 9'6 x 8'9. Good sized room fitted with modern base and wall units with coordinating work surfaces incorporating a sink with a mixer tap, an electric Bosh oven and grill and a ceramic hob with stainless steel splashback and extractor hood above. Integrated goods include fridge and freezer and a slimline dishwasher. There is under unit lighting and downlights to the ceiling and a side window. A door leads into the hallway and another into the sun room.

SUNROOM: Approx. 13'5 x 10'4. with access from the kitchen this bright room overlooks a secluded rear garden and has a door into the carport. A further door leads into a rear porch with access into the garden and garage.



BEDROOM 1: Approx. 10'9 x 12'7. A spacious double bedroom with a double shelved and hanging wardrobe, ample room for furnishings and a front facing window.

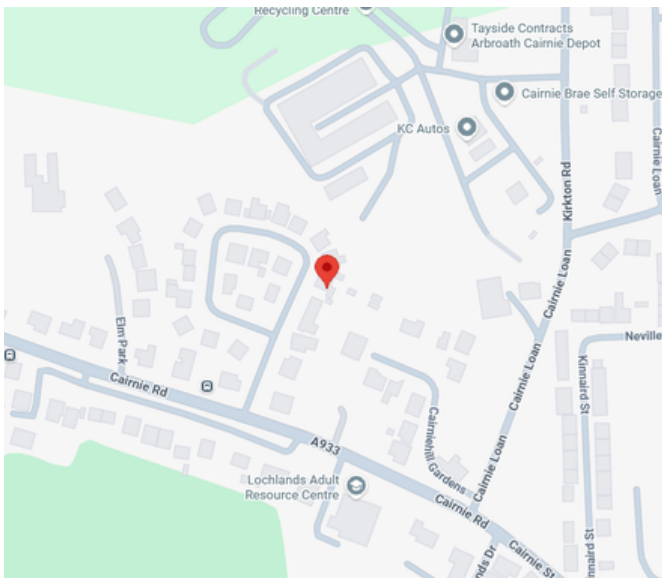
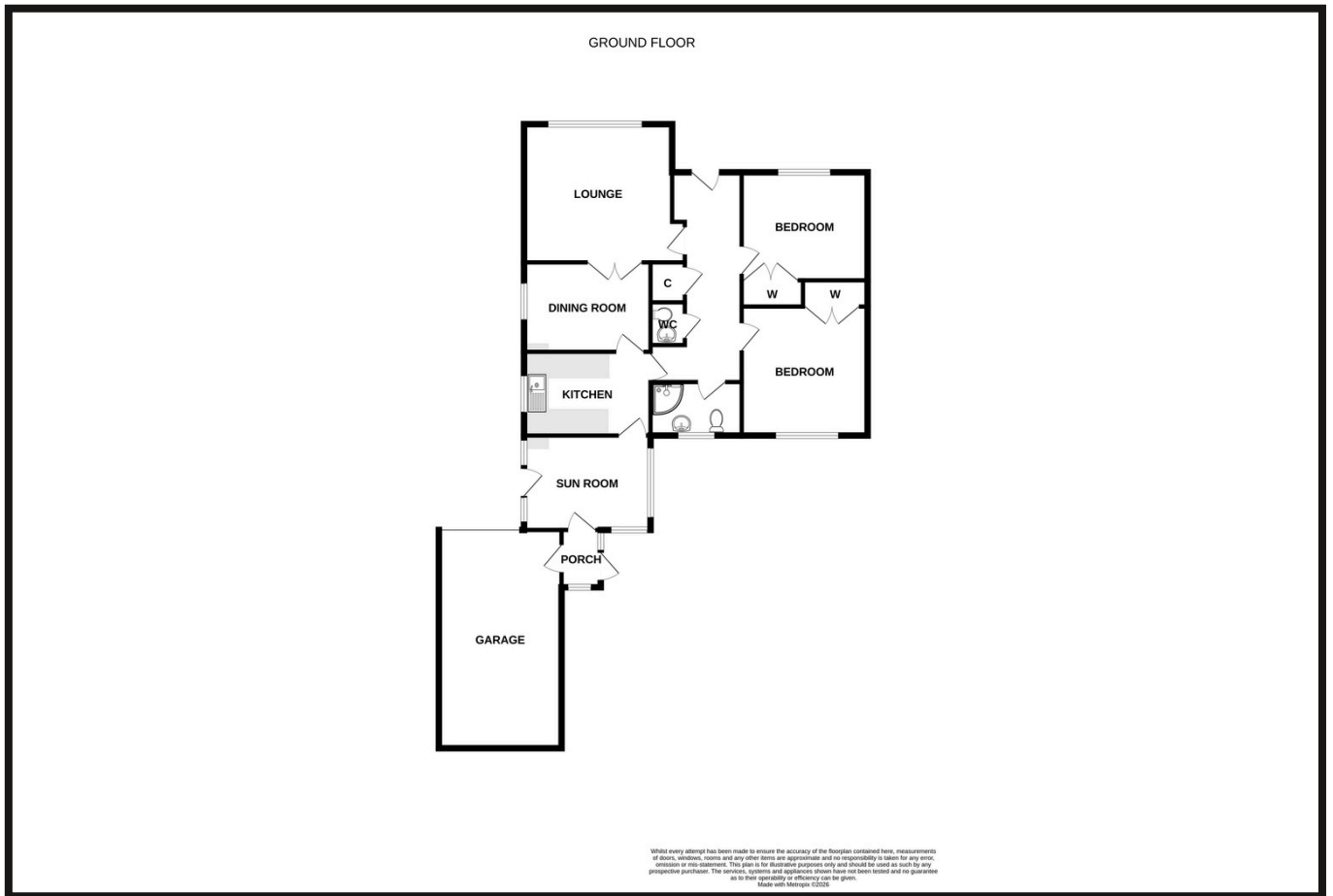
BEDROOM 2:
Approx. 10'9 x 11'3. Another good size bedroom with double shelved and hanging wardrobe and window overlooking the rear garden.

SHOWER ROOM: Approx. 8'2 x 5'4. A modern shower room with rear facing window, a vanity unit incorporates the wash hand basin and WC, ample storage, Wet Wall splashback. A corner shower unit houses a power shower and is finished off in Wet Wall. Downlights to the ceiling, an extractor fan and bathroom fitments.

GARDENS AND GARAGE: Approx 15'9 x 21'4. This garage has power and light, a side facing window and an electric door. The driveway has parking for several cars. Easy to maintain gardens with established shrubs and flower beds. Drying area to the rear and the rear is completely secure with a gate to the side.



Property Professionals



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