

Connolly Yeoman



5 ROSE STREET, ARBROATH, DD11 2AG

DETACHED BUNGALOW



- Spacious and well presented detached bungalow in established residential location
 - 3 Double bedrooms, one with ensuite facilities
 - Two spacious and versatile public rooms and well appointed kitchen
- Gated driveway and garage • Established mature garden with summerhouse



OFFERS OVER
£250,000

Property Description

This attractive and well presented three bedroomed DETACHED BUNGALOW is situated within a popular and well-established residential area of Arbroath. 5 Rose Street offers spacious and versatile accommodation ideally suited to a variety of purchasers including families, retirees, and those seeking convenient single-level living. The property enjoys a peaceful setting while remaining within easy reach of the town centre, local shops, supermarkets, healthcare facilities, and well-regarded schooling. Excellent transport links are available nearby, including rail connections and convenient road access to surrounding Angus towns and Dundee. Internally, the accommodation is both bright and generously proportioned throughout. The property comprises three well-sized double bedrooms, one with an en suite shower room, offering comfortable and flexible living arrangements. In addition, there are two inviting public rooms which provide excellent space for both everyday family living and entertaining guests. The kitchen is well-positioned and offers ample opportunity for modern family dining and day-to-day convenience. Externally, the home benefits from a detached garage providing useful secure parking and storage. The gardens to both the front and rear have been thoughtfully designed for ease of maintenance while retaining an attractive and charming appearance, creating pleasant outdoor spaces to relax and enjoy throughout the year. This property is well placed to meet the needs of a wide range of purchasers seeking comfortable and practical living in a highly accessible location. Early viewing would be strongly recommended.

ACCOMMODATION COMPRISING: ENTRANCE VESTIBULE, HALLWAY, LOUNGE, KITCHEN, DINING ROOM, MASTER ENSUITE, TWO DOUBLE BEDROOMS, FAMILY BATHROOM, AND STORAGE ROOM IN THE LOFT.

ENTRANCE VESTIBULE: Entering in to a vestibule with quarry tiles and a cupboard housing the electric meter and fuse box. A glass panelled door leads into the inner hallway.

INNER HALLWAY: A welcoming hallway with a shelved and hanging cloaks cupboard and providing access via a Ramsay style ladder in to the loft providing a useful storage room.

LOUNGE: Approx. 14'10 x 14'3. A charming and bright room with a bay window overlooking the front garden and which has retained some original features being corncicing and a glass fronted shallow shelved display cupboard. Providing a focal point in the room is a feature gas fire with a marble inlay and hearth and wooden surround. There is a radiator and access into the kitchen.

KITCHEN: Approx. 9'2 x 16'. Fitted with a range of base and wall units with work surfaces incorporating a stainless steel sink with a mixer tap. There is a stainless steel electric oven and grill, gas hob and extractor hood above. Integrated appliances include a dishwasher and automatic washing machine with an undercounter fridge and freezer. There is ample space for a dining table and chairs, Karndean flooring, and two windows overlooking the side of the property.

DINING ROOM: Approx. 9' x 12'6. With a side facing window and patio doors leading out into the rear garden, the dining room is bright and spacious with ample space for furnishings and has wood effect Amtico flooring. A leaded glass window between the dining room and kitchen provide an unusual and individual feature.



BEDROOM 1: Approx. 14'9 X 14'9 (into the bay window). A spacious and bright double bedroom with ample room for furnishings. It has a shelved storage cupboard and unique leaded glass window.

BEDROOM 2: Approx. 9'8 X 12'. A peaceful double bedroom overlooking the rear garden with ensuite facilities and ample space for furnishings.

ENSUITE SHOWER ROOM: Approx. 5' X 6'4. With a corner shower cubicle housing an electric shower, finished in modern wet wall with a vanity unit incorporating a wash hand basin and WC. There is a heated towel rail and a window overlooking the rear of the property providing natural ventilation and light.

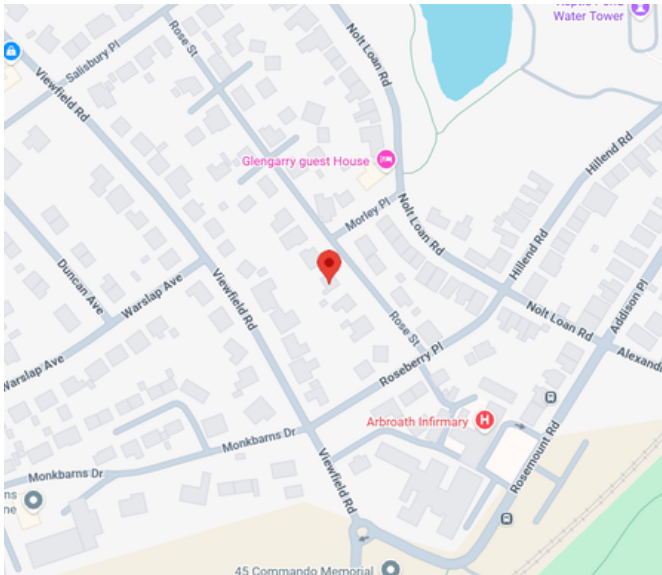
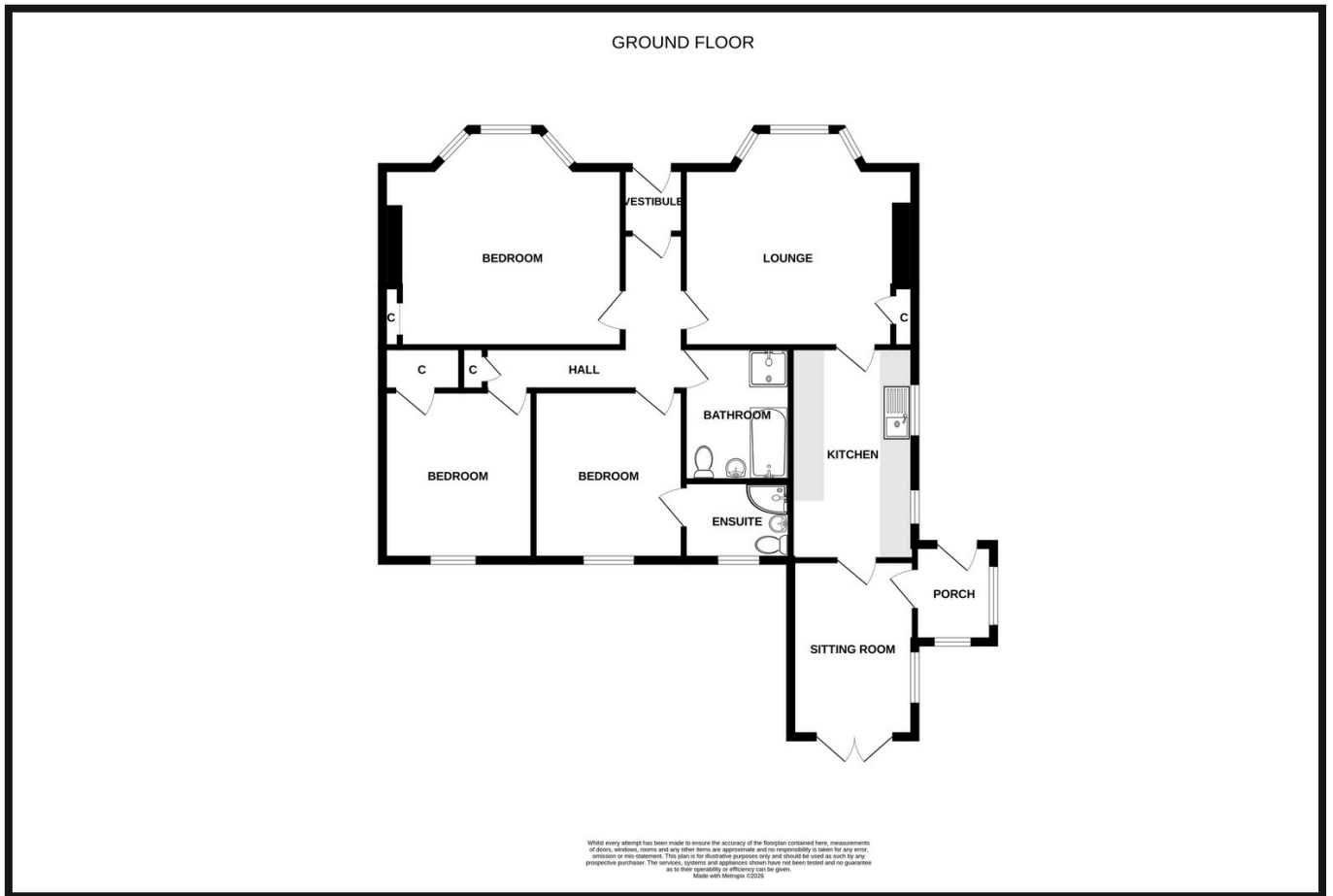
BEDROOM 3: Approx. 10'6 x 12'. Overlooking the rear garden this good sized double bedroom has a shelved and hanging wardrobe housing the gas central heating boiler.

FAMILY BATHROOM: Approx. 6'5 x 8'3. Fitted with a bath with a shower to tap, a separate shower cubicle housing a power shower, WC and a wash hand basin. Overlooking the rear garden, there is a Velux window providing natural ventilation and light, a heated towel rail and spotlights to the ceiling.

GARDENS & GARAGE: The property is surrounded by a mature and well laid out garden. To the front the garden has been laid mainly to chip stone for ease of maintenance with mature and colourful bushes and shrubs. The garden to the rear has a sunny patio area and has been laid to lawn with borders of established shrubs and a summerhouse. There is a second secluded seating area and a pathway leading completely around the home. A long stone chipped driveway with rough iron gates provides parking for several cars and leads to a detached garage, which benefits from an outside tap.



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.

**Connelly
Yeoman**

tspc

Connect with us

