

# Connelly Yeoman



**61 GRAMPIAN GARDENS  
ARBROATH DD11 4AQ**

**SEMI DETACHED  
BUNGALOW**



- Well presented Semi Detached Bungalow set on a generous front garden site
- Located in a very popular and sought after residential area close to the town centre
  - Gas Fired Central Heating and Double Glazing
- Well tended gardens to the front, side and rear, driveway to the Garage



OFFERS OVER  
**£170,000**

# Property Description

This attractive and well presented, bright and airy, two bedroom SEMI DETACHED BUNGALOW occupies a generous garden site and is ideally located within a very popular and sought after residential area of the town, within easy reach of central amenities and services. The property offers well proportioned accommodation on one level and benefits from Gas fired central heating and Double glazing. On entering there is a small Vestibule through to the Hallway, off the Hallway is the Lounge, Shower Room, 2 Bedrooms and then on to the well appointed Dining Kitchen at the rear of the property. Externally, there are well tended gardens to the front, side and rear, with a driveway for off-street parking and leading to the single Garage. Overall, this attractive property would suit a variety of buyers and viewing is recommended.

**ACCOMMODATION COMPRISING:** ENTRANCE VESTIBULE & HALLWAY, LOUNGE, DINING KITCHEN, SHOWER ROOM, 2 BEDROOMS.

**ENTRANCE VESTIBULE & HALLWAY:** Double glazed front entrance door into the Vestibule, with laminate flooring; internal door leads through into the Hallway. CH Radiator. Built-in storage cupboard with shelving. Neutral decor. Ceiling hatch access into the loft.

**BEDROOM 2:** Approx. 11'8 x 8'8. A bright and airy front-facing Bedroom, with wardrobe fittings which will be left in the property. CH Radiator.

**LOUNGE:** Approx. 13'3 x 11'11. A well proportioned Lounge, with a large picture window overlooking the front garden; Oak wood surround with an Electric Fire; neutral decor. CH Radiator.

**BEDROOM 1:** Approx. 12'11 x 8'10. This is the larger of the two Bedroom, with a rear-facing window; there are three sets of wardrobes with mirror doors, bedside cabinet and a long range of matching drawers and these items are all included in the property. CH Radiator.



**SHOWER ROOM:** Approx. 7'11 x 5'. Comprising a two piece white suite with partial wall tiling and wet wall panel finish to the walls; shower cubicle with **Electric/mains shower**; opaque glazed window to the rear. CH Radiator.

**DINING KITCHEN:** Approx. 15'11 x 7'5. A modern Kitchen which is fitted with a good range of base and wall mounted units in a limed oak veneer, complimentary work surfaces and stainless steel sink with drainer; Built-in Electric Hob, Oven below and extractor above the hob; plumbing and space for an automatic washing machine; cupboard housing the Gas boiler. Space at the rear of the kitchen for dining table and chairs. CH Radiator.

A rear-facing window overlooks the rear garden and an external double glazed door out.

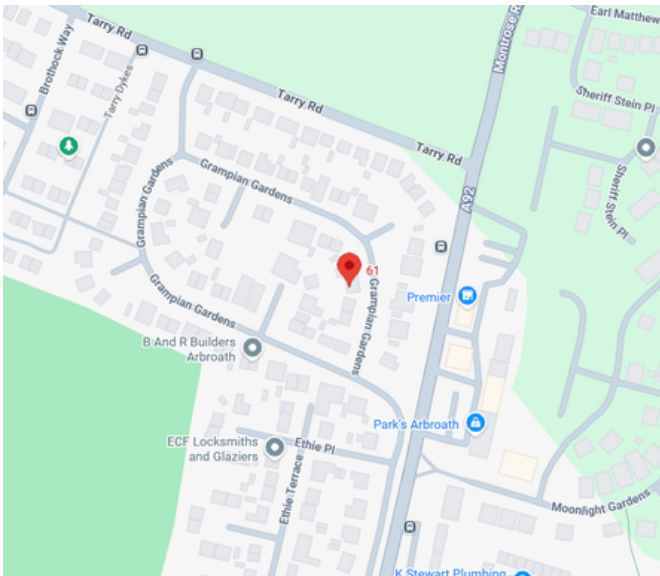
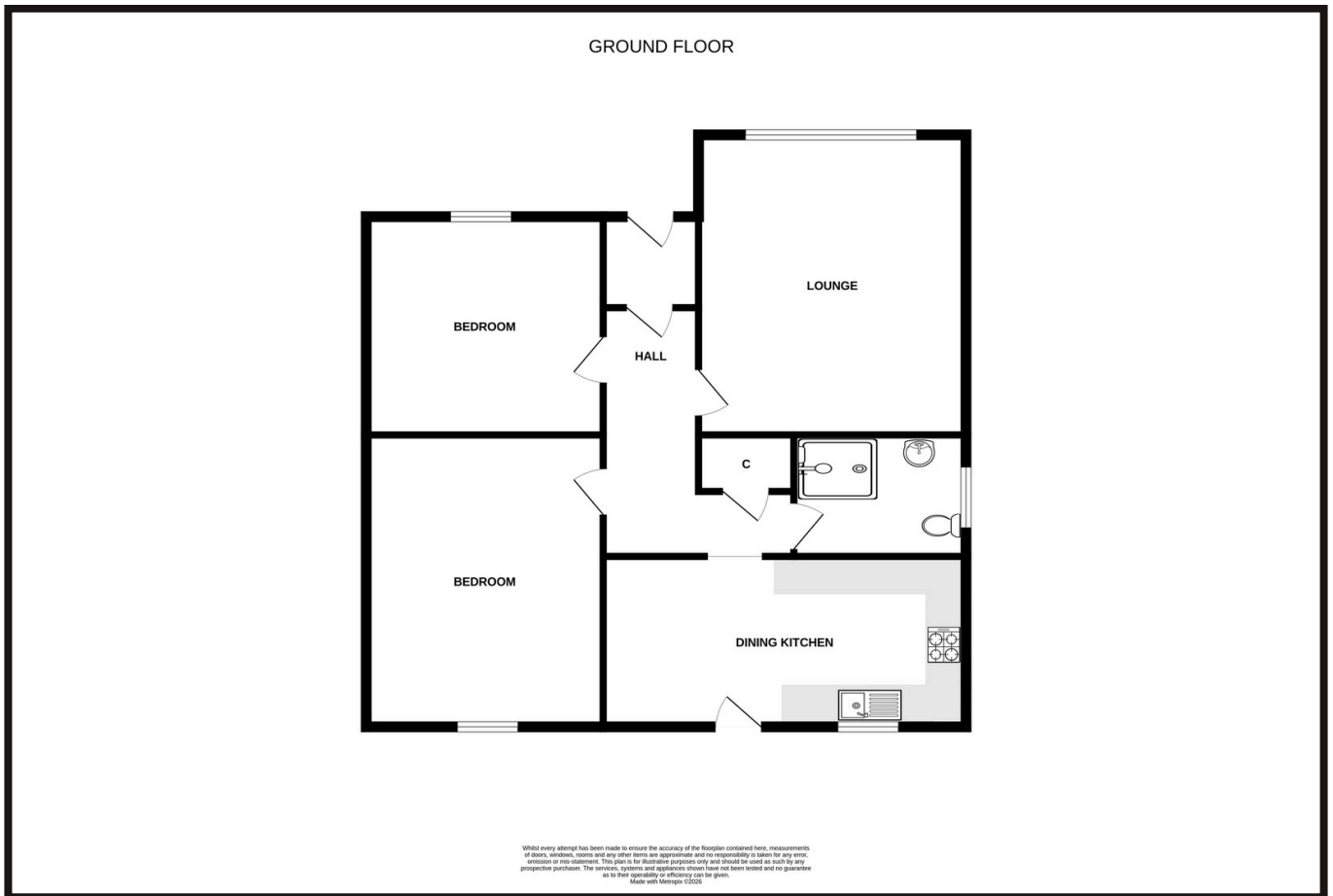
**GARDENS:** Generously proportioned front garden area, laid out to a well tended lawn with borders of shrubs and bushes; pathway to the front door; further large gravel area and side area adjacent to the property; driveway with off-street car parking and leading to the Garage. Side gate leading through to the rear garden.

The rear garden is mainly laid to lawn, with a patio area and a mature tree.

**GARAGE:** with up and over door.



# 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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