

Connelly Yeoman



**31 SCHOOL ROAD
ARBROATH DD11 2LU**

DETACHED BUNGALOW



- Deceptively spacious 3 Bedroom Detached Bungalow
- Located on a corner garden plot within a popular residential area
- Gas Fired Central Heating, Double Glazing, ample storage
- Large corner Garden, off-street car parking and Garage



OFFERS OVER
£240,000

Property Description

This attractive and deceptively spacious DETACHED BUNGALOW occupies a sweeping corner garden plot and is located within a very popular residential area known as Hospitalfield, located just off the Westway area of Arbroath. The house offers spacious, well proportioned accommodation and benefits from Gas fired central heating and Double glazing. Externally, the corner garden plot is mainly laid to lawn, with bushes and shrubs, low wall enclosed, with some steps and a paved pathway to the front door and leading around to the side and back of the house. The rear garden is again mostly laid to lawn, with a paved patio area to one side, an ideal outside seating area. There is off-street car parking to one side of the property and this leads to the Garage. Overall, this property will suit a variety of buyers and early viewing is recommended.

ACCOMMODATION COMPRISING: ENTRANCE VESTIBULE & INNER HALLWAY, LOUNGE, DINING ROOM OPEN PLAN TO THE KITCHEN, SHOWER ROOM, 3 DOUBLE BEDROOMS (FITTED WARDROBES)

ENTRANCE VESTIBULE: Front entrance door into the Vestibule, which has carpeted flooring and has a cupboard housing the electrics; a glass panel door leads into the Inner Hallway.

INNER HALLWAY: A welcoming Hallway, which is fully carpeted and which has a built-in double door storage cupboard (housing the gas central heating boiler) with shelving; additional storage cupboard with shelving and coat hooks, ideal for coat and household item storage; CH Radiator; ceiling hatch access with fitted loft ladder into the loft space (the loft space is floored for storage purposes or scope for extension into the roof space, subject of course to any Local Authority planning permissions, consents, etc., and the terms of which the seller or their representatives shall not be held responsible for).

LOUNGE: Approx. 19'10 x 12'6. A bright and spacious Lounge, with a large front-facing picture window; fitted carpeting throughout; ample space for furniture settings; CH Radiator.

DINING ROOM: Approx. 9'6 x 11'5. Another spacious room, with a side-facing window; ample space for dining table and chairs; neutral decor; fitted wall lights; wood-effect flooring; CH Radiator. An open archway leads off into the Kitchen area.

KITCHEN: Approx. 8' x 11'5. The Kitchen is fitted with a range of base and wall mounted storage units, co-ordinating work surfaces and a stainless steel sink with mixer tap; Built-in Electric Oven, 4 burner Electric Hob and extractor hood above; plumbing and space for an automatic washing machine and tumble dryer; space for undercounter fridge; ceiling downlights; rear-facing window overlooking the back garden; side door out to the side of the property.

BEDROOM 1: Approx. 12'11 x 10'3. A well proportioned double size Bedroom, with a front-facing window; fresh, neutral decor and fitted carpeting; two double built-in wardrobes offer great storage; CH Radiator.



BEDROOM 2: Approx. 9'3 x 11'10. Another good size double Bedroom, with a rear-facing window; neutral decor and fitted carpeting; built-in double wardrobe; CH Radiator.

BEDROOM 3: Approx. 11'9 x 9'10. Double Bedroom with a rear-facing window; neutral decor and fitted carpeting; built-in double wardrobes; CH Radiator.

SHOWER ROOM: Approx. 7' x 8'1. Comprising a two piece white bathroom suite with the wash-hand basin set in a vanity unit with storage below; separate shower enclosure housing an Electric shower unit; wall tiling throughout and wet wall panel finish to the shower area; tiled-effect flooring; CH Radiator; rear-facing opaque glazed window.

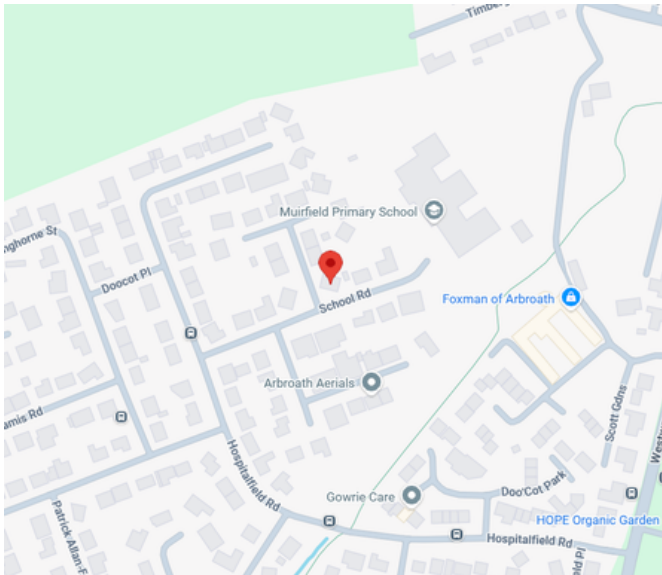
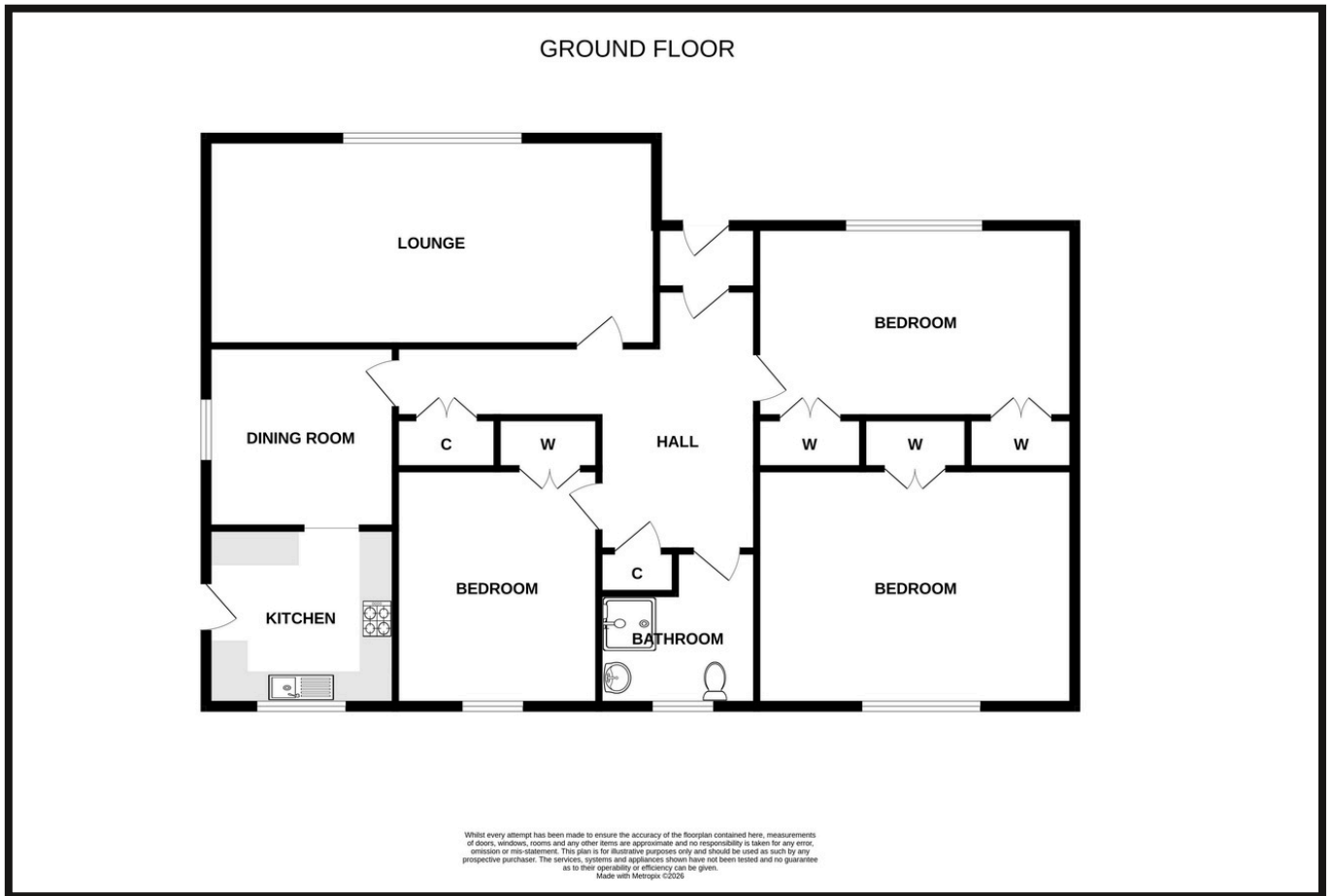
GARDENS: Externally, the corner garden plot is mainly laid to lawn, with bushes and shrubs, low wall enclosed, with some steps and a paved pathway to the front door and leading around to the side and back of the house. The rear garden area is again mostly laid to lawn, with a paved patio area to one side, an ideal outside seating area.

There is off-street car parking to one side of the property and this leads to the Garage.

GARAGE: Approx. 10'9 x 19'11 with up and over front door, power and light, courtesy side access door; rear-facing window; wall shelving and space for utility area.



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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