

Connelly Yeoman

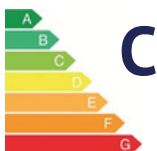


**37 LOCHLANDS DRIVE
ARBROATH DD11 3DT**

DETACHED BUNGALOW



- Fully upgraded and extended to the rear - 2 Bedroom Detached Bungalow
- Ideally located in a very sought after area of Arbroath close to most amenities
- Gas Fired Central Heating, Double Glazing, additional Oil Tank for the AGA Cooker
- Well laid out front garden, mono-block driveway, Garage, delightful enclosed rear garden



OFFERS OVER
£260,000

Property Description

This very well presented and recently upgraded DETACHED BUNGLOW (traditional style bungalow) is ideally located in a very central area of the town, close to local shops, supermarkets, D&A College Campus, Keptie Pond nature area and within easy reach of most amenities and services. This very attractive and well presented property has been fully upgraded by the current owners and offers well proportioned accommodation, with the benefits of Gas fired central heating and Double glazing. Internal fitments and fixtures are modern and stylish, complimented by tasteful decor and quality fittings throughout. Of particular note, the property has an extension to the rear providing a modern open plan space featuring a newly fitted Kitchen (with feature AGA stove) and a super Family Lounge or Dining area. There are well laid out gardens to the front and rear, with a mono-block driveway for parking and leading to the Garage. Early viewing is highly recommended.

ACCOMMODATION COMPRISING: ENTRANCE VESTIBULE, INNER HALLWAY, 2 DOUBLE BEDROOMS, FITTED SHOWER ROOM, FORMAL LOUNGE, NEWLY FITTED KITCHEN & OPEN PLAN EXTENSION FORMING A FAMILYLOUNGE/DINING SPACE, WITH PATIO DOORS TO THE REAR GARDEN.

ENTRANCE VESTIBULE: Enter through an attractive front entrance door into the Vestibule, which has tiled flooring and a small cupboard housing the electrics; glass panelled door through into the Inner Hallway.

INNER HALLWAY: A welcoming Hallway, with fitted carpeting; ceiling hatch access and loft ladder into the loft space which is floored for storage purposes and has a velux roof window.

BEDROOM 1: Approx. 13'1 x 11'6. Bright and airy double size Bedroom, with a front-facing window (fitted window blinds); tasteful decor and fitted carpeting; CH Radiator.

BEDROOM 2: Approx. 11'9 x 12'6. Another double size Bedroom, with a rear-facing window; there is a full wall of built-in wardrobes with sliding mirror doors; neutral decor and fitted carpeting; CH Radiator.

SHOWER ROOM: Approx. 8'1 x 5'4. An upgraded Shower Room, fitted with a two piece white bathroom suite and the wash-hand basin set in a vanity unit with storage below; separate walk-in shower enclosure housing a mains power rainfall shower; wet wall panel finish throughout; parador-style lined ceiling with inset downlights; wood-effect flooring; chrome heated towel rail CH Radiator; rear-facing opaque window.

In the Hallway another glass panel doors leads into the Lounge.

LOUNGE: Approx. 15'6 x 17'10. A well proportioned, bright and airy formal Lounge, with dual aspect windows - a bay window to the front and a further side-facing window; traditional feature picture rail; shallow shelved storage cupboard; CH Radiator. Glass panel door leads off the Lounge into the Kitchen and Family Lounge/Dining area.



KITCHEN AREA: Approx. 14' x 10'5". A modern and well appointed space, recently fitted with a range of base and full height wall units, co-ordinated work surfaces and a ceramic 1½ sink with feature mixer tap; built-in kitchen appliances include a Dishwasher, Automatic Washing Machine; Tumble Dryer; integral bins; there is a 5 Burner RangeMaster Cooker (Gas) and a RangeMaster extractor hood above; feature AGA cooker which is oil fired; space for a full height American-style Fridge/Freezer; ceiling downlights and feature light fittings/pendants over the breakfast bar area; LBT (luxury bamboo tile) wood-effect flooring, flowing through into the extension area; side-facing window.

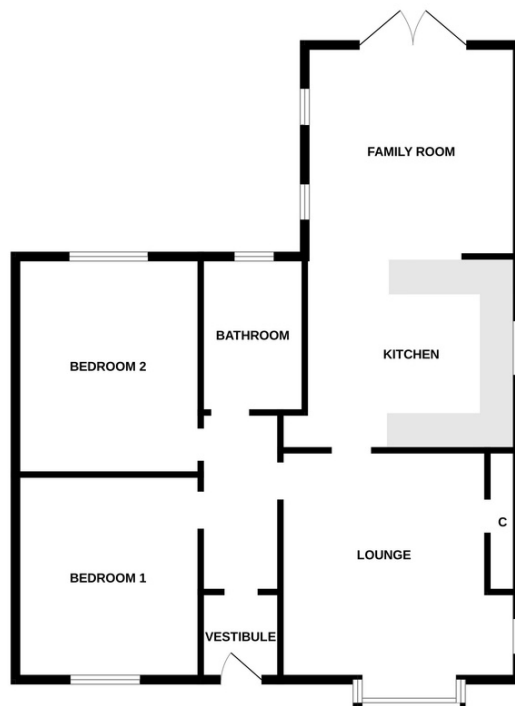
FAMILY LOUNGE/DINING AREA: Approx. 13'3 x 11'11". This area forms the rear extension to the property, with adaptable room use, ideal as a Family Lounge area or Dining space, with windows on both sides and high ceilings, allowing for a lovely modern, bright and airy space; LBT wood-effect flooring; full height vertical wall CH Radiators; double Patio doors lead out onto the rear garden.

GARDENS: The front garden is bounded by a low boundary wall, with gate and pathway steps up into the property; this area is laid out with stone-chips for ease of maintenance; a newly laid mono-block driveway leads to the back of the property, offering ample car parking; gated side access leads to the rear garden which is all neatly laid out and has an access ramp leading up into a raised composite decking area, all enclosed with railings, ideal for outside relaxing and enjoying the sun; down a few steps into a lawn area with mature shrubs and hedging, all wall and hedge enclosed; clothes drying poles; timber Shed and Greenhouse included in the sale. Fenced off area where the Oil Tank is located (for the AGA cooker).

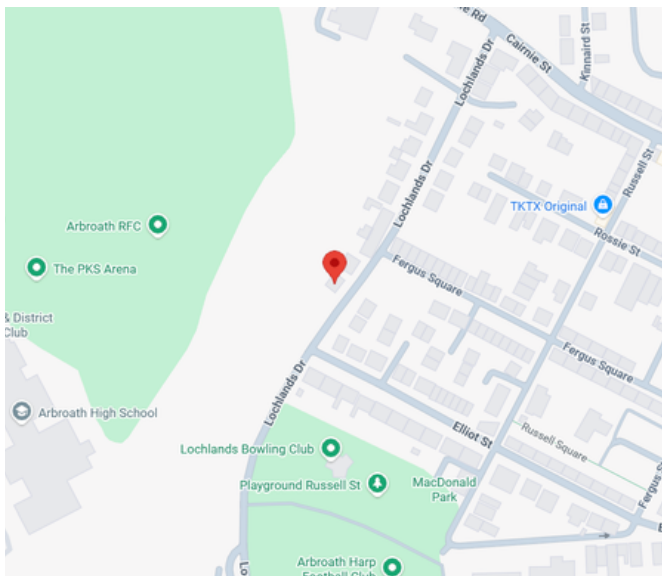
GARAGE: with an up and over front door; power and light. Bin store area.



Property Professionals



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.
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**Connelly
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