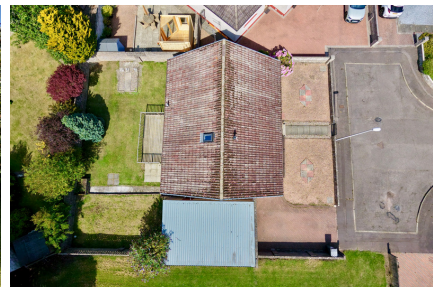


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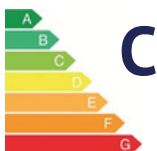


**65 PATRICK ALLAN FRASER STREET,
ARBROATH, DD11 2LX**

DETACHED BUNGALOW



- Single level living in a quiet cul-de-sac position
- Convenient access to local amenities and transport links
 - Gas central heating and double glazing
- Private driveway with off street parking and a double garage with electric roller door



OFFERS OVER
£220,000

Property Description

This attractive and well presented DETACHED BUNGALOW is situated at the end of a peaceful cul-de-sac within a sought-after residential area of Arbroath, this well-presented three-bedroom detached bungalow offers spacious, flexible accommodation all on one level and is ideally suited to a range of purchasers including families, retirees and those seeking accessible living. The property has been meticulously maintained throughout and benefits from bright and comfortable living accommodation. Externally, the home enjoys attractive, low-maintenance garden grounds, a private driveway providing ample off-street parking, and a substantial double garage offering excellent storage. The property is conveniently located within easy reach of a wide range of amenities in Arbroath. The town centre offers an excellent selection of shops, supermarkets, cafés, restaurants and leisure facilities, while larger retail outlets can be found nearby. Educational facilities are well catered for, with primary and secondary schooling available within the local area. For commuters, Arbroath benefits from excellent road and rail connections, providing convenient access to Dundee, Aberdeen and other major centres across the east coast of Scotland. Regular public transport services and the town's railway station further enhance connectivity for both work and leisure travel. This appealing home is ideally placed to enjoy all that Arbroath and the surrounding area have to offer. Early viewing is highly recommended to fully appreciate the quality, position and lifestyle opportunity presented by this delightful property.

ACCOMODATION: ENTRANCE VESTIBULE, INNER HALLWAY, LOUNGE, KITCHEN, 3 BEDROOMS AND A SHOWER ROOM

ENTRANCE VESTIBULE: Entering via the front door into a vestibule which has a tiled floor and a low level cupboard housing the electrics.

INNER HALLWAY: Through a glass panelled door and into a welcoming inner hallway which has wood effect flooring and a double door storage cupboard ideal for larger household items. There is a ceiling hatch providing access to the loft space.

LOUNGE: Approx. 16'9 x 12'7. From the hallway a glass panelled door leads into a bright lounge which overlooks the rear garden, with wood effect flooring, neutral decor and ample space for furnishings.

KITCHEN: Approx. 8'10 x 11'5. Fitted with a range of high gloss base and wall units with a wood effect work surface incorporating a stainless steel sink with a mixer tap and window above overlooking the rear garden. There is an electric oven, four burner gas hob with an extractor above, plumb space for an automatic washing machine and space for a free standing fridge freezer. Two pantry cupboards provide added storage. There is ample space for a dining table and chairs and a door leads out to the rear garden.

SHOWER ROOM: Approx. 5'10 x 6'6. Fitted with a two piece white suite and a large double shower enclosure housing an electric power shower which is wet wall lined. There are ceiling downlights and an opaque side facing window provides natural ventilation and light.



BEDROOM 1: Approx. 10'1 x 13'10. Overlooking the front of the property, this good sized double bedroom has carpeting to the floor, neutral decor and built in wardrobes.

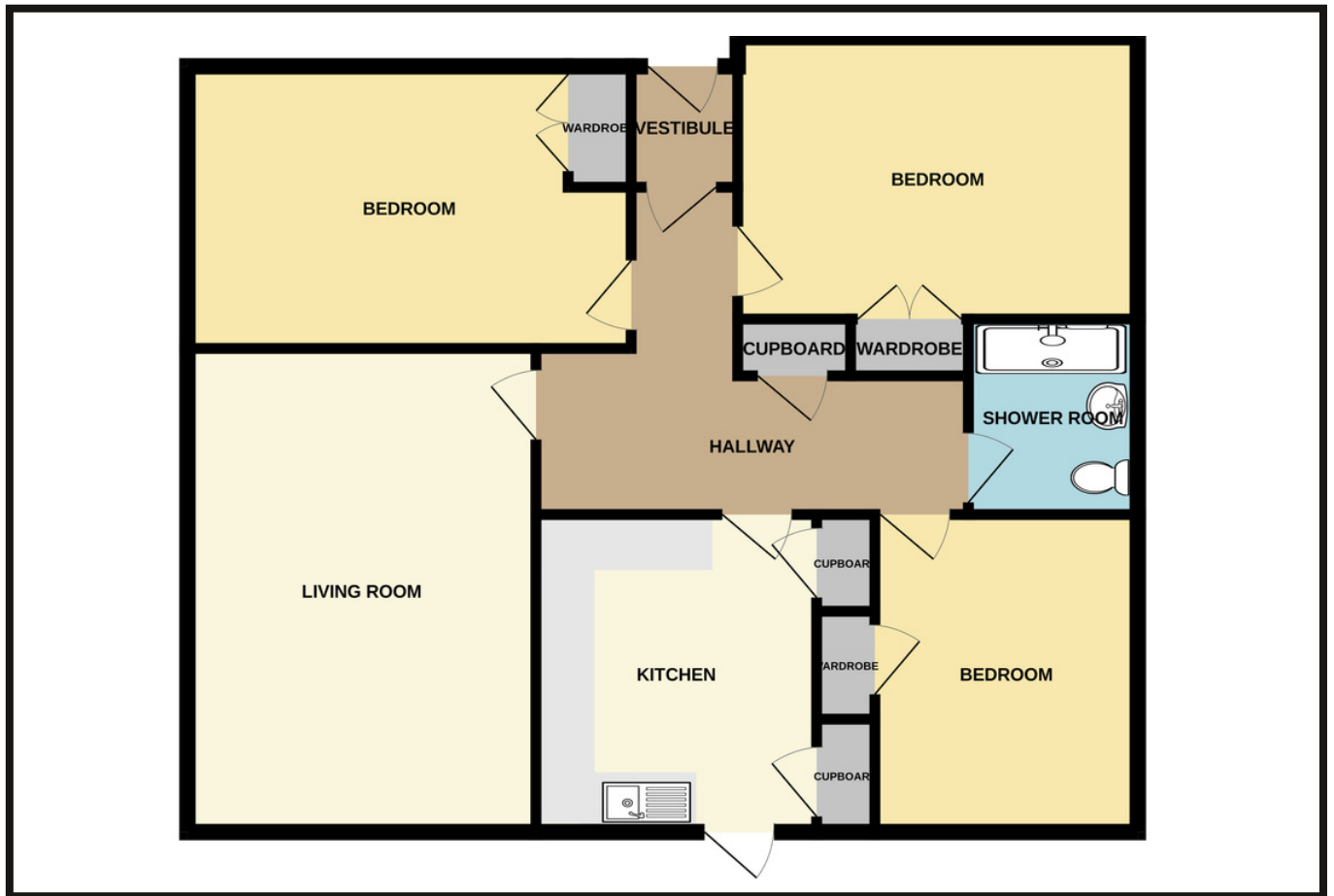
BEDROOM 2: Approx. 10'7 x 14'5. This large double bedroom has carpeting to the floor and double built in wardrobes. There is ample space for furnishings and a window overlooking the front of the property.

BEDROOM 3: Approx. 9'6 x 11'7. A rear facing bedroom with carpeting to the floor and a large storage cupboard.

GARDENS & GARAGE: The front garden has been laid to chip stone and is low wall enclosed. A gate provides access and a paved pathway leads to an access ramp and the front door. A monoblock driveway provides off street parking for a couple of cars and leads to a double garage with an up and over electric roller door to the front and side door access. A paved pathway leads to the back garden which has been laid to lawn and is wall enclosed. There is a wooden decked area ideal for outdoor furnishings and mature planting.



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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