



29 BELLEVUE GARDENS, ARBROATH, DD11 5BE

DETACHED BUNGALOW



- Detached three-bedroom bungalow offering spacious single-level accommodation
 - Convenient access to Arbroath's amenities and transport links
 - Gas central heating and double glazing
- Low maintenance gardens to the front and rear with a single garage and off street parking



OFFERS OVER
£225,000

Property Description

This well-cared-for three-bedroom DETACHED BUNGLOW, occupying a particularly generous plot within an established residential area of Arbroath. Offering comfortable single-level accommodation, gas central heating, double glazing, a modern-style kitchen, substantial gardens and a useful detached garage, this property provides an excellent opportunity for buyers looking for a spacious bungalow which they can personalise and modernise to their own taste. The accommodation is thoughtfully arranged over one level, making the property particularly appealing to those seeking ease of movement and the convenience of having all principal rooms readily accessible without stairs. It would suit a wide range of purchasers, including those looking to downsize without compromising on garden space, as well as families and couples.

Externally, the property is particularly appealing. The front garden has been designed for ease of maintenance, providing an attractive approach to the house without demanding extensive upkeep. To the rear is a large garden offering considerable scope for gardening enthusiasts, outdoor entertaining, or simply enjoying a generous private outdoor space. A single garage further enhances the property. The garage benefits from an electric up-and-over door, power and lighting, together with convenient access through to the rear garden. This provides excellent storage and parking options and could also be useful for hobbies, workshop space or secure storage. Early viewing would be highly recommended.

ACCOMMODATION COMPRISING: ENTRANCE VESTIBULE, INNER HALLWAY, LOUNGE, KITCHEN, THREE BEDROOMS AND A FAMILY BATHROOM.

ENTRANCE VESTIBULE:

Entering the home via a vestibule which has a tiled floor and a cupboard housing the electrics. A half panelled door leads into an inner hallway,

INNER HALLWAY: A welcoming hallway with wood effect flooring which flows through the property. Here you will find two good sized cupboards, the first of which houses the boiler and the second ideal for the storage of household items. A ceiling hatch provides access to a partially floored loft which is entered via a ramsay styled ladder.

LOUNGE: Approx. 11'11 x 17'10.

A generous lounge overlooking the front garden with a large picture window, tasteful decor and fully carpeted.

DINING KITCHEN: Approx. 13'8 x 8'10.

Fitted with a range of high gloss base and wall units with coordinating work surfaces incorporating a composite sink with mixer tap and a rear facing window above. There is a free standing electric cooker with extractor hood above and plumb space for a washing machine. Integrated appliances include undercounter fridge, freezer and dishwasher. A door provides access out into the rear garden and there is ample space for a dining table and chairs.



BATHROOM: Approx. 7'5 x 6'4.

Fitted with a three piece teal coloured suite comprising of a bath with tap to shower attachment, wash hand basin and WC. There is wall tiling throughout and an opaque window providing natural ventilation and light.

BEDROOM 1: Approx. 12'4 x 11'7.

A good sized double bedroom with a double built in wardrobe with hanging rails and shelves for storage. This bedroom overlooks the front of the property.

BEDROOM 2: Approx. 10'5 x 9'7.

Currently being used as a dining room, this flexible use room has no fitted furnishings and overlooks the rear garden.

BEDROOM 3: Approx. 8'11 x 10'11.

With built in wardrobes providing plenty of storage this room is fully carpeted and overlooks the rear garden.

GARAGE: Approx. 22'10 x 9'8.

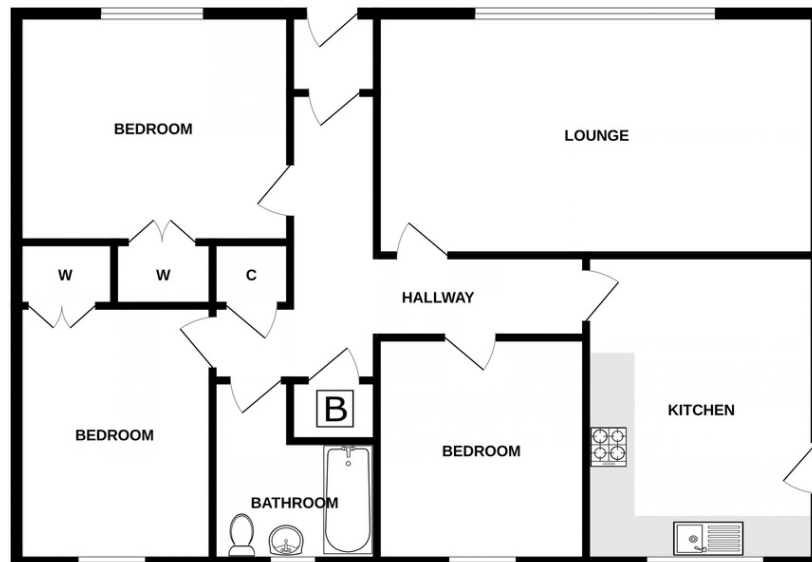
A mono blocked driveway leads to a single garage with an electric up and over door, power, light and a door leading into the rear garden.

GARDENS: The front garden has been laid to chip stone and is low wall enclosed. The rear garden is on a large plot with an area of lawn, a paved patio ideal for outdoor furnishings and mature shrubs and trees. It is wall enclosed and has a wooden shed ideal for providing additional.

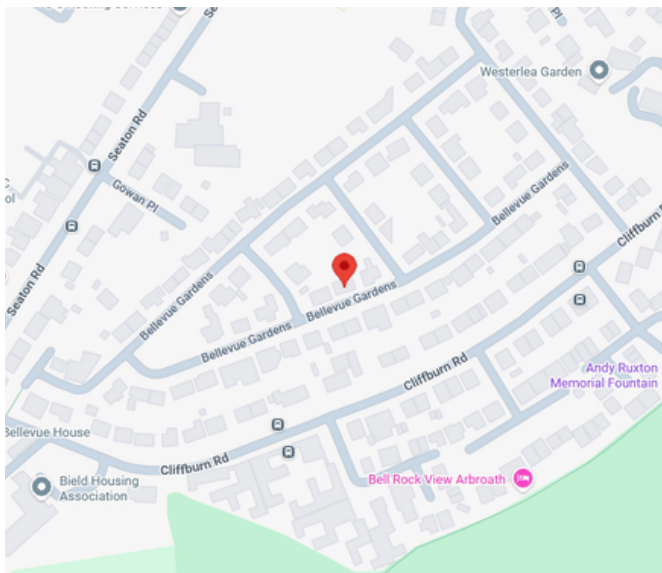


Property Professionals

GROUND FLOOR



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 operability or efficiency can be given.
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