

Connelly Yeoman



59 KINGHORNE STREET, ARBROATH, DD11 2LZ

SEMI DETACHED BUNGALOW



- **Spacious and well presented**
- **Ideally located in a quiet residential area**
- **Gas Fired Central Heating, Double Glazing,**
- **Gardens, driveway, Garage with EV point**



OFFERS OVER
£170,000

Property Description

This spacious SEMI DETACHED BUNGALOW is located in a sought after residential area of the town. Primary and secondary schools and Dundee & Angus College are within walking distance as are local shops and national supermarkets. Arbroath has a good varied choice of leisure opportunities including sports centres, playparks, the splendid marina and working harbour, Keptie pond and cliff top walks. The property offers spacious accommodation and benefits from gas central heating and double glazing and consists of a large lounge with picture window, a kitchen, two double bedrooms and a shower room. There is an easy to keep rear front garden with driveway leading to the garage. A path leads to the lovely well tended rear garden.

ACCOMMODATION COMPRISING: ENTRANCE VESTIBULE, HALLWAY, LOUNGE, KITCHEN, SHOWER ROOM, TWO BEDROOMS.

ENTRANCE VESTIBULE: Approx 4'11 x 4'5. A double glazed entrance door leads into a vestibule where a cupboard houses the electrics.

INNER HALLWAY: Through a glazed door into the spacious hallway, a shelved storage cupboard offers plenty of space, a further cupboard houses the fully serviced boiler. A glazed hatch with a ladder gives access to the fully insulated attic.

LOUNGE: Approx. 16'5 x 12'. A lovely bright spacious room with a big picture window overlooking the immaculate rear garden.

KITCHEN: Approx. 12'2 x 9'. Another good size room with a front facing window and a double glazed door leading out to the side of the property. A built in larder offers additional storage, plenty of space for white goods and a free standing cooker with a gas hob.

BEDROOM 1: Approx. 14'1 x 10'1. A good size room with a double built in wardrobe and a window overlooking the front garden.

BEDROOM 2: Approx. 13'10 x 10'1. Overlooking the rear of the property this room has a built in wardrobe which houses a built in safe.



SHOWER ROOM: Approx. 9'3 (at the longest) x 6'6 (at the widest) A two piece white suite and a shower lined with Wet Wall, partially tiled to the rest of the bathroom. A window gives ample light and ventilation.

GARDENS & GARAGE: The front A driveway leads to a garage which has an electric door and EV point. The front garden is well laid out with chip stones, shrubs and bushes and an area to the side has a pathway leading to the rear. The walled, fully enclosed rear garden has been beautifully tended with a lawn, borders with established shrubs, trees and flowers.

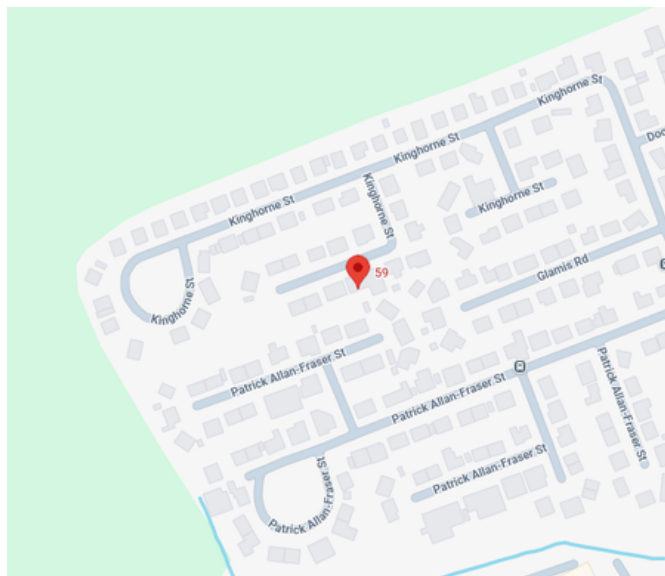


Property Professionals

GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA: 759 sq.ft. (70.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for 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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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.

**Connelly
Yeoman**

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