



Alan E Masterton
SOLICITORS & ESTATE AGENT

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16 Hospitalfield Road, Arbroath, DD11 2LS

Offers Over £240,000

Detached Bungalow

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Detached Bungalow

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Situated within a highly popular residential area of Arbroath we are delighted to offer for sale this immaculately presented 3 bedroomed bungalow within a street of similar styled properties.

This ready to move in property offers spacious, bright accommodation over one level. Accommodation in full comprises of: an entrance hallway, bright lounge, large kitchen with dining area, a luxury, modern shower room and 3 double bedrooms.

This highly sought after area is close to all amenities and has close access to all bus routes, shops and schools. This property is finished off to an extremely high standard therefore will attract a wide range of buyers looking to invest in a home of quality and space, early viewing is therefore highly recommended.

Property benefits from gas central heating, double glazing and is sold with all fitted floor coverings, light fittings and blinds where fitted.

Entrance Hall:

A bright and welcoming entrance hall accessed through a partially glazed security door, tiled flooring at entrance porch leads onto carpeted flooring in the hallway, radiator, storage cupboard. Floored attic space accessed via a Ramsay ladder.

Lounge:

5.4m x 3.7m

This spacious and bright family living space provides a comfortable atmosphere in which to relax with large window overlooking the front garden, carpeted, radiator.

Kitchen/Dining:

2.7m x 4.0m

The modern kitchen dining area is flooded with natural light from its large window that overlooks the attractive rear garden. Ample storage space is provided by a good range of modern, shaker style wall and base units with complimentary worktop and upstand. Appliances within the kitchen include an integrated Neff slide and hide double oven/grill and Neff combi microwave oven, Neff induction hob with overhead extractor, stainless steel sink with pillar tap, integrated washing machine, tumble dryer and fridge/freezer. Under unit lighting, vinyl flooring, radiator.

Shower Room:

1.9m x 2.3m

The modern, luxury shower room comprises of a w.c and wash hand basin within a wood effect vanity unit providing excellent additional storage space, shower cubicle with dual head mains operative shower within, fully tiled, vinyl flooring, downlights, chrome heated shower rail.

Bedroom 1:

3.8m x 3.5m

A generously sized double bedroom with window overlooking the front garden and built-in double wardrobe, carpeted, radiator

Bedroom 2:

2.7m x 3.4m

A well-proportioned bright and airy room with built in double wardrobe, double glazed window overlooks the rear garden, carpeted, radiator.

Bedroom 3:

3.2m x 3.0m

Another spacious room with double glazed window overlooking the garden area, carpeted, radiator.

Garden:

Attractive, low maintenance garden areas to the front and back of the home. The front of the property is laid mainly to lawn with a slab and chipped driveway with path leading to the front and side of the home. The large rear garden is also laid mainly with lawn with borders of mature shrubs and bushes. Borders of mature trees and shrubs out with the property provide a tranquil and colourful backdrop to the home. Garden shed is included in sale.

Garage:

Single detached garage with power accessed by an up and over door. Ideal for additional storage space.











Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Directions:

Driving east along the main Dundee – Arbroath Road (A92) heading into Arbroath at the roundabout take the 1st exit at the roundabout onto Dundee Road. Continue onto the Dundee Road passing Westway Retail Park on your left hand side, at the roundabout take the 1st exit onto Westway. Continue for approx. 0.5 miles before turning left onto Hospitalfield Road. Follow the road round and Number 16 is located on the right hand side and one of our bright for sale boards is positioned in the front garden to assist with your locating.

Home Report:

Please visit our own website at www.legaleagles.tv then select this property then select the "Home Report" button and the Home Report will display within 5 seconds.

Council Tax Band:

D (Angus Council 10th November 2021).

EPC Band:

C

Viewings:

By prior appointment only. Contact us on 01382 539 313 during normal office hours to arrange your 15-minute viewing slot or alternatively you can arrange your appointment by e-mailing us at: viewingstobook@gmail.com (viewings must be arranged at least 24 hours before your requested viewing date/time)

Covid Viewing Procedure:

For the duration of the current Covid pandemic we or the owners will ensure all internal doors will be wedged open and the owners/this firm alone only should open and close any external access doors, on arrival at the property please use the hand sanitizer which the owner/us will provide or bring your own, you will be shown around the property keeping the regulation 2 metre distance between you and the owner/us, in situations where a house is vacant you are permitted to walk through the house unaccompanied and you can ask any questions of our staff or owner attending, you must bring and wear a mask if your viewing is accompanied, if the unaccompanied you may remove your mask on entry to the property. Please do not bring young children with you (if you do the children must remain outside the property under the supervision of an accompanying adult, no children are allowed to the interior of any property at this time). Only two viewers at a time will be allowed access to the property.

Note:

Whilst every care is taken to ensure these are correct, all sizes have been taken using laser measuring device and therefore no sizes or descriptions herein are guaranteed and do not form part of any contract to follow hereon. All measurements are approximate and for guidance only, all sizes are taken at the widest points for each room, unless otherwise specified. The agent has not tested and apparatus, equipment, fixtures, fittings or services and therefore we are unable to confirm the functionality or fitness for purpose of any such, any potential purchaser should check with their own legal advisor or suitably qualified surveyor on such issues, if the availability of children places at local or any school is an essential requirement with regard to advancing an offer for this property then potential purchasers should make their own enquires directly to the local education authority prior to submitting an offer for this property and satisfy themselves as to the position with school places prior to making any such offer, the sellers and their agents accept no responsibility whatsoever for ensuring school places are available or otherwise in any catchment area.

Attic space inspection policy: this firm do not indemnify viewers from any damage done to the property or to themselves as a result of viewer inspections of the attic space of properties marketed by us, if you wish to have the attic space inspected please instruct a qualified and indemnified surveyor or architect to do so, alternatively please advise this firm at the time of making your viewing appointment that you are prepared to undertake the responsibility for any damage that occurs to the property and/or your good self and we will prepare a form of undertaking for you to sign before you gain access to the attic space, (please bring photo id with you also) you should also bring along your own access ladders as none will be provided.

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Alan E Masterton Solicitors is the trading name of AEMS Ltd. Company Number SC0329130.
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