

Blackadders

Offer Over £225,000








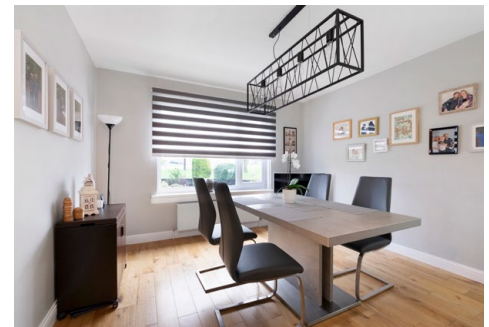
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98 Montrose Road,
Arbroath, DD11 5JW

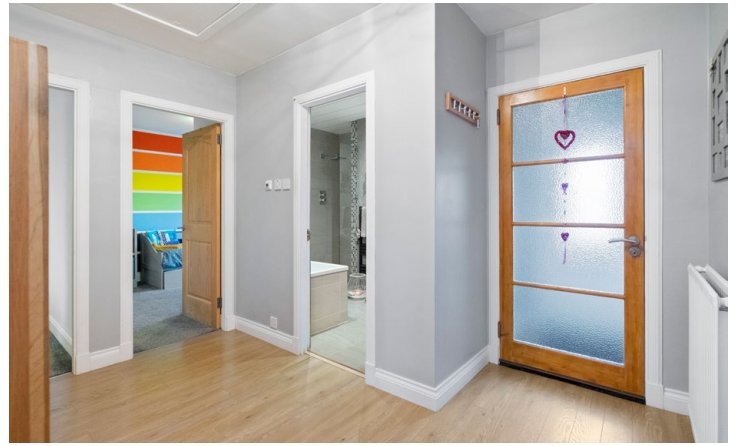


- Extended Detached Bungalow
- Popular Location
- Living Room
- Kitchen/Diner
- Sitting Area
- 3 Bedrooms
- Bathroom
- Driveway
- Gardens

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A superbly presented, extended detached bungalow offering adaptable accommodation all on ground floor level. The historic town of Arbroath offers a range of major facilities including superstores recreational facilities and excellent transport links via the rail and bus stations. The nearby A92 also offers an excellent commuter link to the cities of Dundee and Aberdeen. Schooling at primary and secondary levels can be found with easy reach.



The property benefits from double glazing and gas central heating and has been extended and modernised by the present owners. The accommodation is accessed by an entrance vestibule which leads through to the hallway which has a fitted storage cupboard. The living room enjoys an outlook to the rear and leads through to the sitting area via sliding double doors. The sitting area has open access to the kitchen/diner which boasts a vaulted ceiling and a range of modern units with granite worktops. A range of windows mean the kitchen enjoys superb natural light while door leads out to the rear garden. Three

bedrooms are accessed from the hallway while the modern bathroom enjoys a separate shower. A floored attic is accessed from the hallway.

The subjects are located on a corner plot with the front garden laid in lawn, plants shrubbery and paving. The west facing rear garden is laid mainly in decking together with some paving. A summer house and shed are located in the rear garden and form part of the sale. The driveway also lies to the rear and is accessed from Ethie Place.



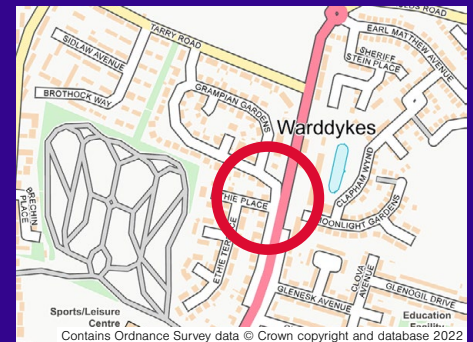
Accommodation (measurements are approx)

Living Room	3.49m x 4.46m	(11'5" x 14'8")
Kitchen/Diner	3.40m x 4.73m	(11'2" x 15'6")
Sitting Area	2.30m x 2.79m	(7'7" x 9'2")
Bedroom	2.52m x 4.51m	(8'3" x 14'10")
Bedroom	3.50m x 3.83m	(11'6" x 12'7")
Bedroom	2.30m x 3.33m	(7'7" x 10'11")
Bathroom	1.67m x 2.88m	(5'6" x 9'5")



Ground Floor





Aberdeen

37 Langstane Place
Aberdeen
AB11 6EN

Tel: 01224 452750

Dundee

30 & 34 Reform Street
Dundee
DD1 1RJ

Tel: 01382 342222

DISCLAIMER. Entry by mutual arrangement. Viewing strictly through selling agents. Whilst we endeavour to make these particulars as accurate as possible, they do not form any part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on, please contact our office for assistance.

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