

# Connelly Yeoman

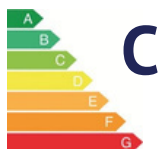


18 CAIRNIE ROAD, ARBROATH, DD11 3DY

DETACHED BUNGALOW



- Set within a very desirable location close to popular schools and shops
- Spacious detached bungalow which has undergone a degree of refurbishment
  - Established front and rear gardens with greenhouse
  - Driveway leading to detached garage



OFFERS OVER  
**£230,000**

# Property Description

This spacious DETACHED BUNGALOW is set within a popular residential area of Arbroath and is conveniently located close to popular primary and secondary schools, as well as local services to include shops, railway station and the A92 giving easy access to Dundee and surrounding Angus towns. This spacious bungalow has recently undergone a degree of upgrading including upgraded bathroom, double glazing, decor and flooring and has gas central heating, double glazing and a large floored loft accessed by a Ramsay style ladder. The property comprises of a spacious hallway, lounge, kitchen leading into a sunroom, three bedrooms and family bathroom. The property is set within mature garden grounds with an easy to maintain stone chipped garden to the front bordered by flower beds and established shrubs. A driveway to the side gives parking for several cars and leads to a detached garage with power and light. To the rear is a neatly laid out garden bordered by established hedge and shrubs with a greenhouse and water tap.

## ACCOMMODATION:

Lounge, Kitchen / Sunroom, 3 bedrooms, family bathroom

## HALLWAY:

Approx. 11' x 6'6". A bright spacious welcoming hallway with access hatch leading into a large floored loft, accessed via a Ramsay style ladder. Radiator.

## LOUNGE:

Approx. 14'8' x 11'8". A glass panel door leads into this generous size lounge with rear facing window overlooking the garden. Feature fireplace incorporating marble inlay and hearth with wooden fire surround. Ample room for furnishings. Radiator.

## KITCHEN WITH ADJOINING SUNROOM:

Approx. 7'8' x 19'6". Kitchen area fitted with base and wall mounted units with work surfaces incorporating a stainless steel sink with a mixer tap. Stainless steel electric oven and gas hob with extractor hood above. Ample room for additional appliances. Breakfast bar area. Radiator. Open to Sunroom providing access to rear garden. Radiator.

## BEDROOM 1 :

Approx. 11'4' x 12'7". A generous size double bedroom with window overlooking the front garden, a shelved storage cupboard and radiator.

## BEDROOM 2 :

Approx. 10'4' x 10'. A second front facing bedroom with ample room for furnishings and a radiator.

## BEDROOM 3:

Approx. 10'5' x 14'10". Spacious rear facing double bedroom overlooking the rear garden. Radiator.

## FAMILY BATHROOM:

With recently installed wash hand basin, wc and double ended bath. A separate shower enclosure housing an electric shower.

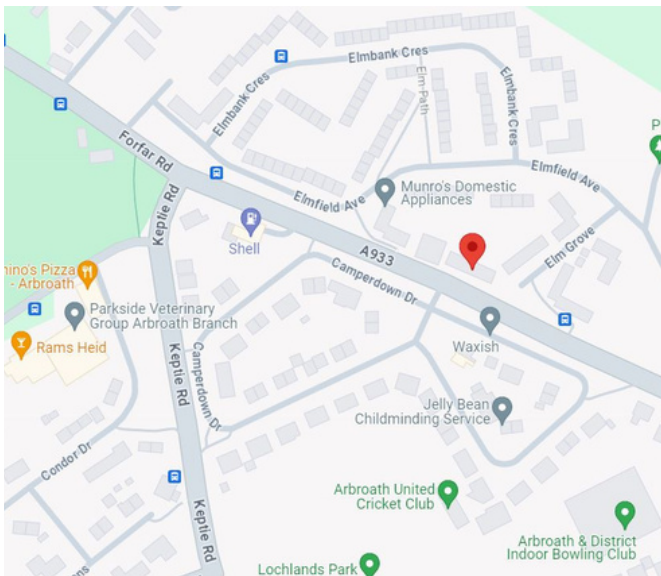


**OUTSIDE:**

The property is set within mature garden grounds with an easy to maintain stone chipped garden to the front bordered by flower beds and established shrubs. Neatly laid out rear garden bordered by established hedge and shrubs. Greenhouse. Driveway to the side of the property offers off-street parking for several cars leading to a detached garage with the benefit of power and light. Outside water tap.



# 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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