

Connelly Yeoman



6 KINGHORNE STREET, ARBROATH DD11 2LZ

DETACHED BUNGALOW



- Spacious and well presented Detached Bungalow & Garage
- Ideally located in a very sought after residential estate of similar properties
- Gas Fired Central Heating and Double Glazing, ample storage
- Mono-block off-street Driveway, extended Garage, Gardens



OFFERS OVER
£198,000

Property Description

This attractive DETACHED BUNGALOW is presented to the market in very good order, both inside and out, and is ideally situated within a sought after residential area within easy reach of the town centre and with most amenities located close-by. The property offers well proportioned accommodation, with neutral decor throughout, quality fitted carpeting and benefits from Gas fired central heating and Double Glazing. Externally, to the front of the property, there is a large mono-block driveway offering off-street car parking and leading to the extended Garage (with a workshop at the rear of the garage). The front garden is laid out in coloured stone chips with mature shrubs and bushes, all for easy maintenance. A side pathway leads to the delightful, extensive rear garden which is again laid out for easy maintenance, with paved areas, a large stone chipped area with a variety of fruit trees, and a garden Shed and a Greenhouse are included in the sale. There is also a further area of low maintenance garden to the side of the property. Early viewing is highly recommended.

ACCOMMODATION:

VESTIBULE & HALLWAY, LOUNGE, KITCHEN, SHOWER ROOM, 2 BEDROOMS

VESTIBULE: Approx. 5'5 x 3'5. Enter into the property via the main front entrance door into the Vestibule (cupboard housing the electric smart meter). Internal glazed door through into the Hallway.

HALLWAY: A welcoming Hallway with access to the Bedrooms, Lounge, Kitchen and Bathroom. Large, built-in storage cupboard offers ample storage (the gas central heating boiler is located here and will be serviced prior to sale of the house). Further built-in storage cupboard. CH Radiator. Access hatch and loft ladder into the loft space which is fully insulated.

LOUNGE: Approx. 16'2 x 11'9. A spacious Lounge with large picture window overlooking the front garden. Neutral decor. Ceiling coving. CH Radiator.



KITCHEN: Approx. 12'10 x 10'1. A well appointed Kitchen which is fitted with base and wall mounted units in a light grey Shaker style finish, wood effect worktop surfaces and splashbacks. **Gas Hob with extractor above. The white goods are to the included which comprise:- integrated Fridge/Freezer, Double Ovens, automatic Washing Machine and there is a Tumble Dryer in the garage, NO WARRANTIES GIVEN on these items)** CH Radiator. Laminate tiled effect flooring. Large rear-facing window. External Double Glazed door leads out into the rear garden.

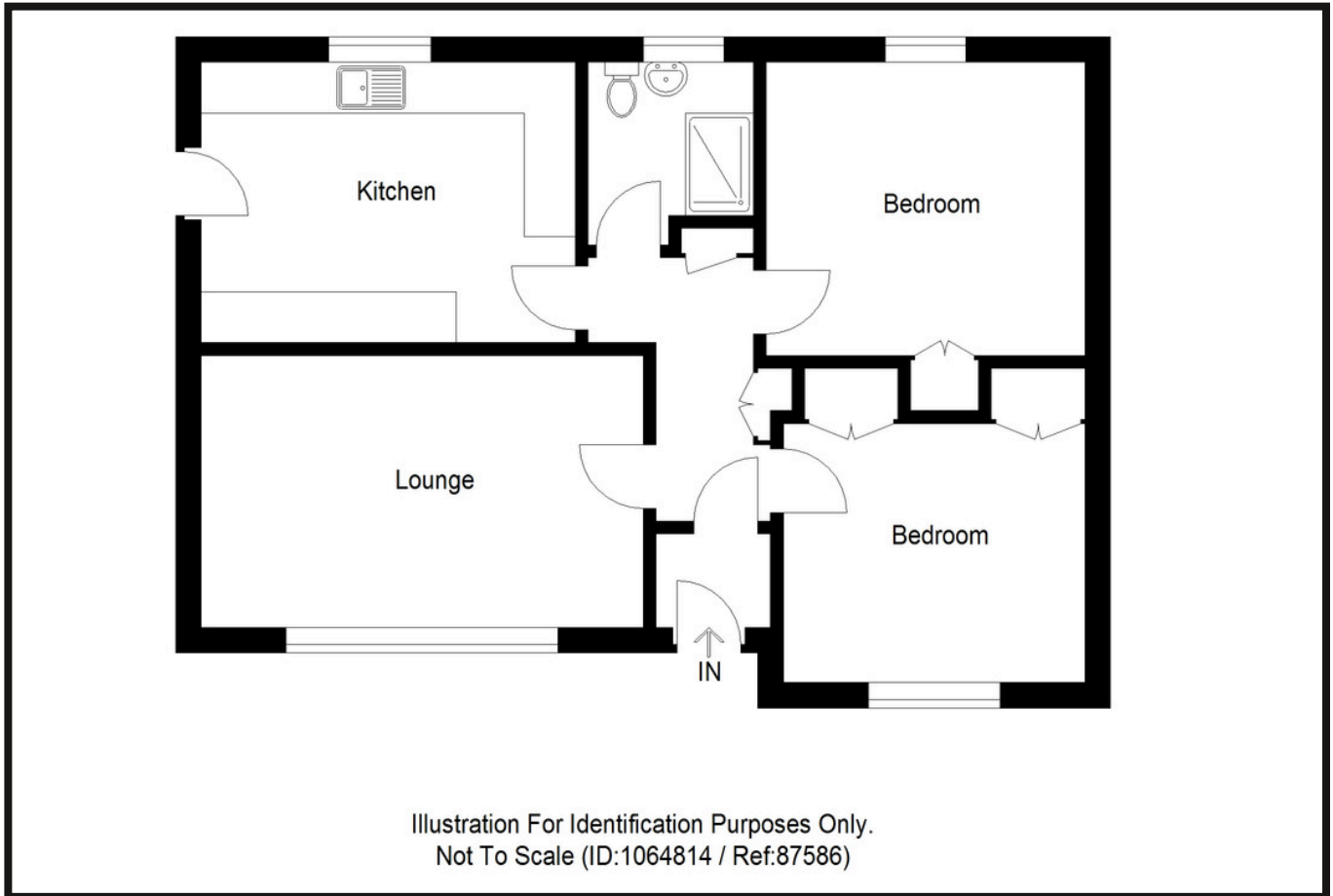
BEDROOM 1: Approx. 11'8 x 11'8. A lovely bright and spacious main bedroom with a front-facing window. Neutral decor. Built-in twin double wardrobes. CH Radiator.

BEDROOM 2: Approx. 14' X 10'2. Another spacious double bedroom with a rear-facing window overlooking the garden. Neutral decor. CH Radiator.

SHOWER ROOM: Approx. 6'5 x 6'4. Comprising white two piece bathroom suite (WC. and wash-hand basin), shower cubicle with sliding glazed door. Full wet wall finish. Chrome wall mounted CH Radiator. High level opaque glass window. Tiled floor. Parador style lined ceiling with downlights.



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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