

Connelly Yeoman



28 LOCHLANDS STREET, ARBROATH, DD11 3AB

SEMI DETACHED
BUNGALOW



Key Features

- An ideal location within easy reach of most central amenities
- Gas central heating and Double glazing, large partially floored attic space
- Large Garage with workshop area, Car Port and enclosed Gardens



OFFERS OVER
£160,000

Property Description

This deceptively spacious SEMI DETACHED BUNGALOW is ideally situated within a very popular and convenient area of the town, close to most central amenities and services including local shops and supermarkets, the popular West Port shopping area offering a bespoke shopping experience, and Arbroath railway station is also located close-by. The property provides generously proportioned accommodation and benefits from Gas fired central heating and Double glazing. Internally, the property has a spacious Lounge, and a generously proportioned Dining Kitchen, 3 Bedrooms and a Shower Room. Outside, there is an enclosed front garden with access gate and side pathway with gate to a further area of enclosed garden, easy to maintain and laid out in stone chips. Fully enclosed rear garden bounded by a wall with access gate. From the street at the back of the property there is an up and over garage door which then leads into a car port area with off-street car parking. Of particular note, there is a Garage adjoining the car port at the rear of the property with up and over garage door and an area suitable as a workshop with power and light. Early viewing of this property is highly recommended to appreciate.

ACCOMMODATION:

Vestibule & Hallway, Lounge, Large open plan Dining Kitchen, 3 Bedrooms, Shower Room.

HALLWAY:

Entry is via a main front entrance door into the Vestibule with glass panelled door leading into the Hallway; Cloaks area with radiator, built-in shelved storage cupboard; access via a Ramsay style loft ladder into the partially floored loft space.

LOUNGE:

Approx. 15'5 x 13'8. Spacious, well proportioned Lounge with front facing window and a radiator; access through from the lounge into the large open plan Dining Kitchen.

DINING KITCHEN:

Approx. 20'10 x 12'6. Large, open plan kitchen and dining area which is fitted with base and wall units, worktop surfaces incorporating a sink with mixer tap; Electric Oven, combination Microwave Oven and 5 burner Gas Hob with extractor hood above; plumbing and space for an automatic washing machine and ample space for a fridge/freezer; breakfast bar area separates into the family/dining area with ample space for furnishings and with a rear facing window and a radiator. From this area is a rear Hallway with door leading out into the rear garden.

BEDROOM 1:

Approx. 6'9 x 10'4. Good sized bedroom with front facing window; built-in double shelved and hanging space wardrobe, and a radiator.



BEDROOM 2:

Approx. 9'2 x 10'4. Good sized bedroom with front facing window, built-in wardrobe with shelving and hanging space and a radiator.

BEDROOM 3:

Approx. 10'10 x 12'. Double bedroom with rear facing window, built-in double wardrobe with shelving and hanging space, and a radiator.

SHOWER ROOM:

Approx. 5'9 (at widest) x 11'9. Comprising coloured two piece suite and separate shower compartment with a power shower; wall tiling to dado height; built-in shelved airing cupboard housing the hot water tank, rear facing window and a radiator.

GARDENS: Enclosed front garden with access gate and side pathway with gate to a further area of enclosed garden, easy to maintain and laid out in stone chips. Fully enclosed rear garden bounded by a wall with access gate.

GARAGE: Adjoining the car port at the rear of the property there is a one and a half Garage with up and over garage door, an area suitable as a workshop with power and light, and housing the gas meter.



Property Professionals

Approximate Gross Internal Area = 97.6 sq m / 1051 sq ft

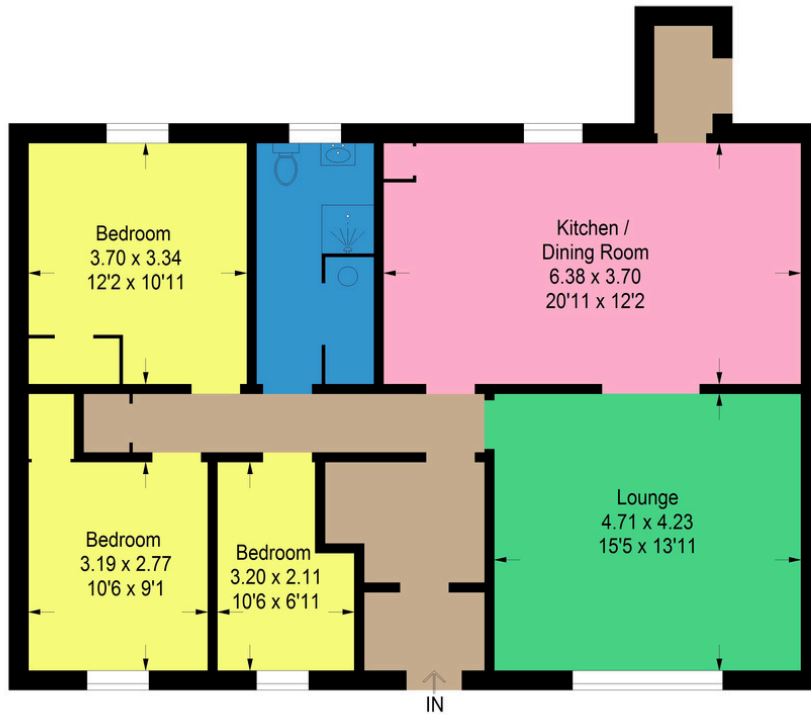
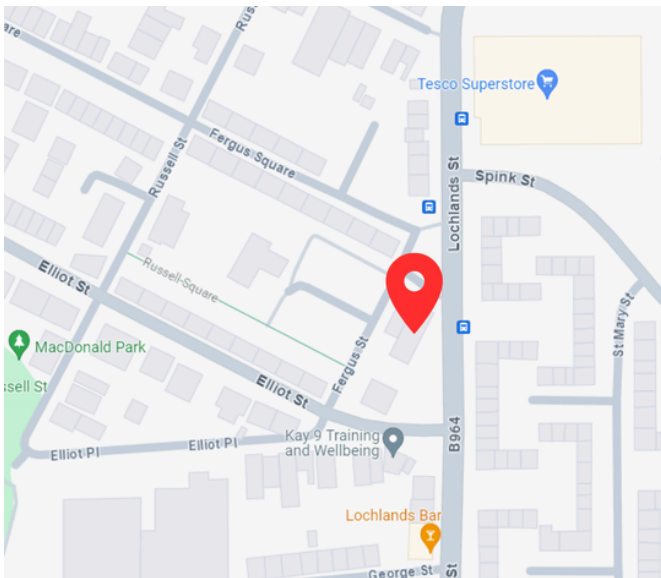


Illustration For Identification Purposes Only. Not To Scale (ID:1090700 / Ref:88291)



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**

tspc

Connect with us



ARBROATH OFFICE: 78 HIGH STREET, DD11 1HL, DX530458, FAX: 01241 434100

CARNOUSTIE OFFICE: 31 HIGH STREET, DD7 6AG, FAX: 01241 859347

MONIFIETH OFFICE: UNIT 13, MONIFIETH SHOPPING CENTRE, 1 REFORM STREET, MONIFIETH, DD5 4BA