

Connelly Yeoman

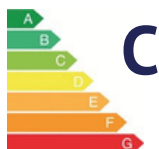


55 GRAMPIAN GARDENS, ARBROATH, DD11 4AG

**SEMI-DETACHED
BUNGALOW**



- Set within a very desirable location close to popular schools and shops
- Semi-detached bungalow of generous proportions
 - Driveway with detached garage
- Stone chipped garden with mature shrubs



OFFERS OVER
£185,000

Property Description

This deceptively spacious SEMI-DETACHED BUNGALOW is set within the popular residential area of Warddykes, 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. The property has the benefit of gas central heating and comprises of a large open plan lounge /kitchen with breakfast bar area, Master Bedroom with the advantage of an ensuite bathroom, two further bedrooms and family bathroom. Outside has the advantage of a driveway with parking for several cars. Detached garage with up and over doors. Stone chipped garden with mature shrubs. Outside water tap.

ACCOMMODATION:

Hallway, Open Plan Lounge / Kitchen, Master Bedroom with Ensuite, two Bedrooms and Family Bathroom.

HALLWAY:

Entry into the hallway with a cupboard housing the electric meter. Shelves storage cupboard. Wood effect flooring. Radiator. Glass panel door provides access into the open plan Lounge/Kitchen.

LOUNGE/KITCHEN:

Approx. 22'9" x 25'8" (widest). Front facing open plan Lounge/Kitchen. Lounge area has ample room for furnishings. Breakfast bar area opens to a modern kitchen. Electric oven and hob with extractor above. Integrated fridge-freezer. Stainless steel sink with mixer tap. Ample units. Access into Master Bedroom.

MASTER BEDROOM:

Approx. 11'4" x 16'. Side facing window. Double shelved with hanging wardrobe with sliding mirror doors. Radiator. Access into ensuite shower room.

ENSUITE SHOWER ROOM:

Approx. 5' x 11'2". Vanity unit incorporating a wash hand basin. WC. Double shower cubicle housing an electric shower. Modern wet wall finishes. Xpelair extractor fan and heated towel rail. Bathroom fittings. Parador ceiling with spotlights.

BEDROOM 2:

Approx.. 11'9" x 12'8". Rear facing double bedroom. Radiator.

BEDROOM 3:

Approx. 16'8" x 8'5". Front facing bedroom with double wardrobe with shelf and hanging space. Radiator.



FAMILY BATHROOM:

Approx. 8'9" x 8'6". South facing window. Vanity unit incorporating wash hand basin. Separate WC. "P" shaped bath with an over the bath power shower with hand held and deluge attachments. Modern wet wall finishes. Parador ceiling with spotlights and extractor fan. Bathroom fittings. Heated towel rail.

OUTSIDE:

Driveway providing parking for several cars. Detached garage. To the front a stone chipped garden with established shrubs. To the rear further stone chipped garden and established shrubs for easy maintenance. Sunny patio area.

GARAGE:

Up and over garage door. Outside water tap.



Property Professionals

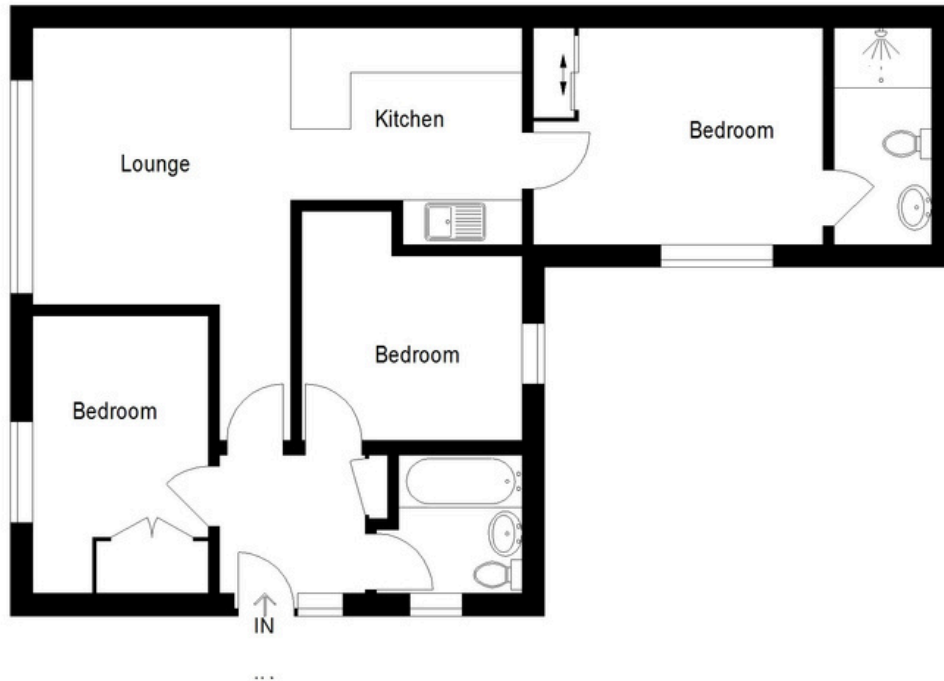
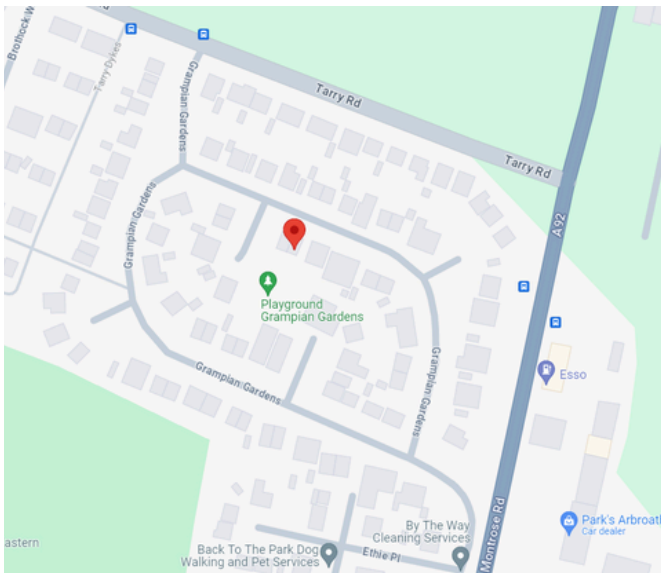


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**Connelly
Yeoman**

tspc

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