

# Connelly Yeoman



34 HAYSHEAD ROAD, ARBROATH, DD11 5AZ

DETACHED BUNGALOW



- Enjoying an elevated setting with lovely open view of Arbroath Abbey
- A spacious detached bungalow of generous proportions in excellent decorative order
  - Gas central heating and double glazing
  - Garage
- With gardens front, side and rear with summerhouse, greenhouse and sheds



OFFERS OVER  
**£190,000**



# Property Description

This modern DETACHED BUNGALOW must be viewed to appreciate the bright, spacious accommodation on offer. With breath-taking views looking directly towards Arbroath Abbey and then over the roof tops of Arbroath and out to the sea beyond. Set within an ideal central location, close to all local amenities and services and with comprehensive road and rail links to all major cities and Angus towns. This beautifully presented home offers spacious rooms and comprises of a lounge, dining kitchen, 2 large bedrooms and a family bathroom. It has the advantage of a fully floored loft accessed via a Ramsey styled ladder which has light and power, and benefits from gas central heating and double glazing. Also, a driveway leading to an detached single garage with power and light. Outside the garden to the front is easy to maintain, and there is an extensive garden to the rear, with areas of interest such as a sunny patio, drying area, lawns, and a decorative pond. A large summerhouse with raised decking is situated to take full advantage of the sun and both power and light. Early viewing of this most desirable property would be highly recommended.

## ACCOMMODATION:

Vestibule, lounge, dining kitchen, 2 double bedrooms and a family bathroom.

## HALLWAY:

Entry is into a vestibule and from here an etched glass door leads through to the welcoming hallway that has wooden oak flooring and an access hatch with a Ramsay style ladder leads to a floored loft with light and power.

## LOUNGE:

Approx. 16'10 x 17'5. The lounge overlooks the front garden and has a bay window with a beautiful open outlook directly towards Arbroath Abbey, across the roof tops of Arbroath and out towards the sea beyond. The oak flooring continues through from the hallway, there is a picture rail, ample room for furnishings and a radiator.

## DINING KITCHEN:

Approx. 21'2 x 14'6. The dining kitchen has both rear and side facing windows and a door leading directly out to the garden.

The kitchen area is fitted with a range of base and wall units with work surfaces incorporating a stainless steel sink with mixer tap, a stainless steel electric hob and extractor hood above. There is plumb space for an automatic washing machine and tumble dryer.

The dining area has a rear facing window, radiator and has ample room for a table and chairs. It is finished with oak flooring and modern décor with a door taking you out into the garden.





**BEDROOM 1:**

Approx. 17'4 x 16'. A very large double bedroom which faces the front of the property with a bay window, shelved alcove and a radiator. Just like the lounge, it has stunning views over Arbroath and the Abbey and out to the East Coast and beyond.

**BEDROOM 2:**

Approx. 12'2 x 15'3. A second double bedroom with oak flooring and a radiator. A window overlooks the side of the home.

**BATHROOM:**

Approx. 6'8 x 10'6. A rear facing bathroom with an over the bath shower, WC and wash hand basin. There are bathroom fitments, spotlights to the ceiling, radiator and rear facing window for natural light and ventilation.

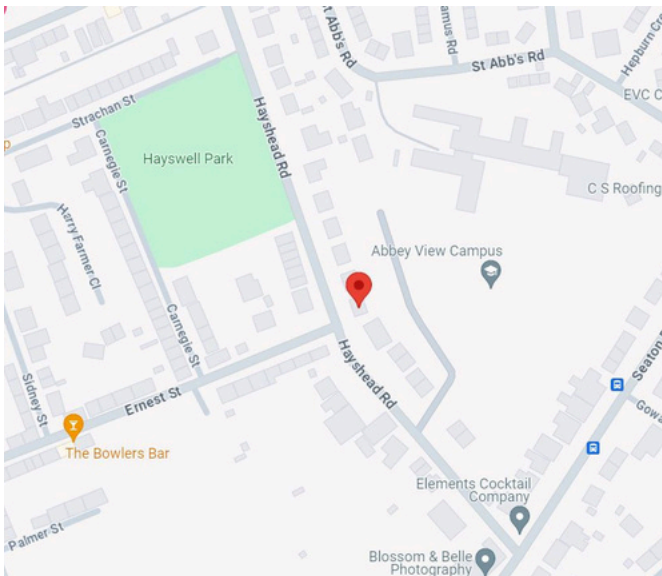
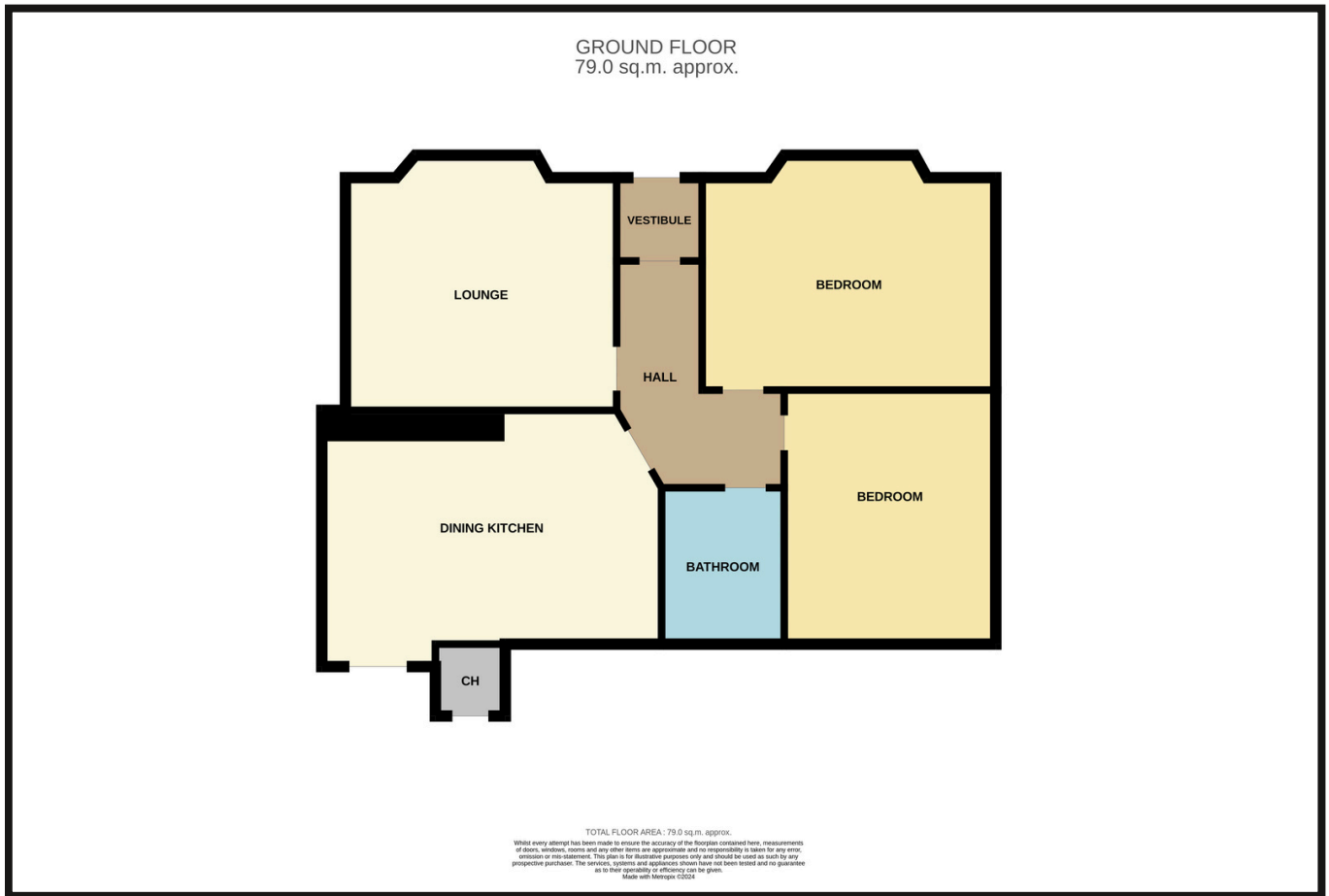
**OUTSIDE:**

The property benefits from a substantial garden divided into many areas of interest. To the front the garden is tiered and laid out with chipped stones and steps leading to the front door. There is a detached garage to the side, with power and light. To the rear, there is a sunny patio directly behind the house with an outside water tap and outhouse which houses the boiler. A greenhouse is set on stone chips, there is a drying area, and a lawn with pergola leading to flower beds with decorative bark, a vegetable patch and fruit trees. A further area laid out with lawn and a raised deck where sits a summer house which has both power and light and beyond is a charming feature pond. Overlooking the pond is a second decked seating area with lighting. To either side of the property is garden ground.





# 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.

**Connelly  
Yeoman**

**tspc**

Connect with us

