

Connelly Yeoman

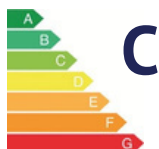


9 SHEPHERD LANE, ARBROATH, DD11 4HZ

DETACHED BUNGALOW



- Set within a very desirable location close to popular schools and shops
- An superior family home of generous proportions
 - Gas central heating and double glazing
- A large corner plot with well laid out front, side & rear gardens and a sunny patio



OFFERS OVER
£260,000

Property Description

This bright and welcoming DETACHED BUNGALOW is set within an ideal location close to all local amenities and services in 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, supermarkets, health clinic etc. There are exceptional road and rail links between all major cities and Angus towns. This is a bright and spacious home which has the benefit of gas central heating and double glazing and comprises of a lounge, dining area, kitchen, utility room, master ensuite bedroom, 2 further double bedrooms and a family bathroom. The property is set on a generous corner plot with an extensive well laid out mature garden and further garden ground to the rear of the property beyond the boundary hedge, adjacent to a main road. There is a driveway leading to a garage which has power and light. Early viewing of this attractive family home would be highly recommended.

ACCOMMODATION:

Lounge, dining area, kitchen, utility room, master en suite, 2 double bedrooms and a family bathroom.

HALLWAY:

Approx. 11'9 x 15'2. Entry is via a large, welcoming reception hallway with ample room for furnishings, spotlights to the ceiling and a radiator. There is a large shelved linen cupboard with light and a radiator and access to the attic. Double glass panelled doors lead into the lounge.

LOUNGE:

Approx. 15'8 x 23'7. A lovely bright room with windows facing to the front and rear of the property. Patio doors lead out onto a large patio area and the rear garden. Radiator. The lounge opens into a dining area.

DINING AREA:

Approx. 11'8 x 13'9. Ample room for table and chairs with a side facing window and a radiator. Glass panelled doors lead back into the hallway.

KITCHEN:

Approx. 12'2 x 12'6. With base and wall units and work surfaces incorporating a sink with mixer tap. There is an electric oven, gas hob and extractor hood above. Plumbing and space for a dishwasher which is included with the sale. Space for a fridge freezer, which is also included. There is a radiator, extractor fan and spot lights to the ceiling. Ample room for a dining table and chairs.

UTILITY ROOM:

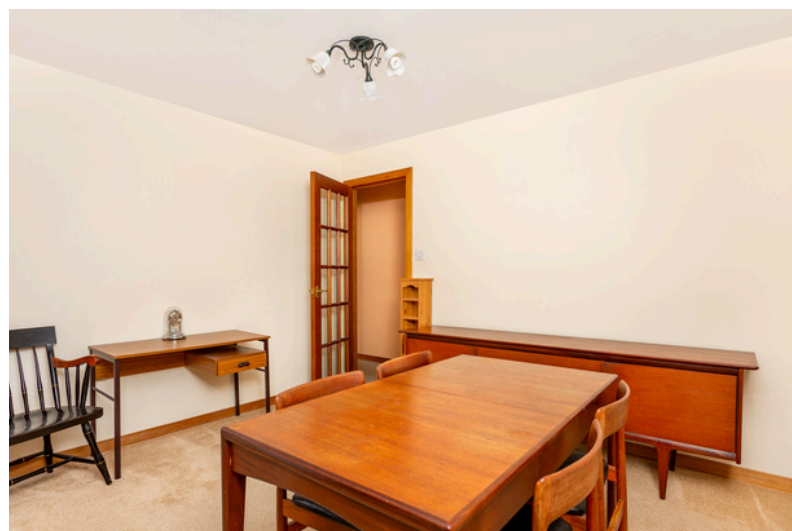
Approx. 12' x 6'3. Base units incorporating a stainless steel sink with a mixer tap. There is plumbing & space for an automatic washing machine and tumble dryer which are to be included in the sale. A door gives access into the rear garden.

MASTER BEDROOM:

Approx. 16'3 x 14'3. A large, bright master suite with triple shelved and hanging wardrobes with sliding mirrored doors. There is a radiator and access into the ensuite shower room.

ENSUITE SHOWER ROOM:

Approx. 12' x 7'2. The shower room has been recently upgraded and has a vanity unit incorporating the wash hand basin and WC. There is a double glass fronted shower enclosure housing a power shower with deluge and hand held attachments. Finished with modern wet wall with a rear facing window, bathroom fittings and extractor fan.



BEDROOM 2:

Approx. 11'10 x 14'2. A large second bedroom which is side facing with double shelved and hanging wardrobes with sliding mirrored doors and a radiator.

BEDROOM 3:

Approx. 16'3 x 12'. Yet another large bedroom which faces the front of the property with shelved and hanging wardrobes with sliding mirror doors. Ample space for furnishings and a radiator.

FAMILY BATHROOM:

Approx. 11'9 x 9'9. With a three piece coloured suite with an electric shower over the bath. The bathroom has been tiled to the shower, bath, wash hand basin and WC areas. With bathroom fitments, an expel air and spot lights to the ceiling.

GARAGE:

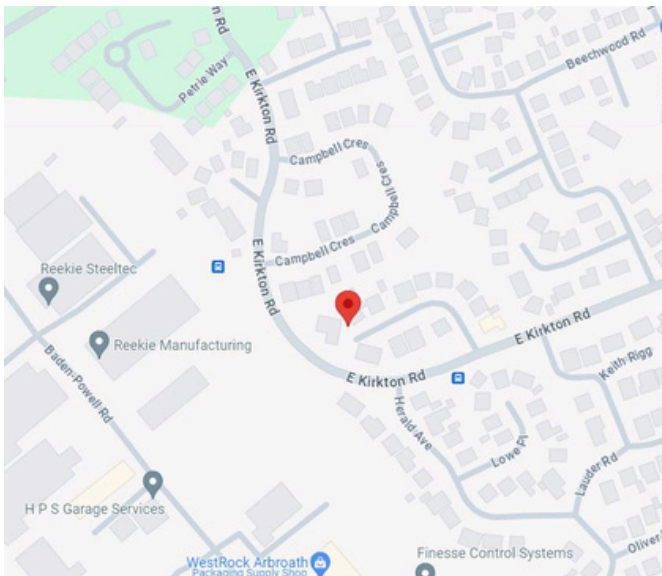
Approx. 11'8 X 24'2. With an up and over door, power and light. The garage houses the gas central heating boiler and a chest freezer which is included in the sale. A door leads into the rear garden.

OUTSIDE:

The property sits within a good sized corner plot with a stone chipped driveway that provides parking for several cars and leads to the garage. The front of the property is mostly laid to lawn. The rear garden is extensive. With a large patio area and to the side is a further lawned area with borders of established shrubs and a gate leading around to the front of the property. This is mirrored on the opposite side of the property with a gate taking you to the driveway. There is an additional piece of garden ground beyond the rear hedge that also belongs to the property and has to be maintained by the owner but has no permissions to build as it runs parallel to the main road.



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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