

Offers Over £185,000



6 Rose Street, Arbroath, DD11 2AQ

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- Driveway
- Timber Garage









A superb opportunity to purchase this detached bungalow located on a generous plot within a cul-de-sac to the west of Arbroath. The historic town of Arbroath offers a range of amenities including major supermarkets, recreational facilities and good transport links via the rail and bus stations. Schooling at primary and secondary levels can be found within easy reach.

Benefits of this property include double glazing and gas central heating while the accommodation is accessed by the entrance vestibule. The main hallway leads to a living room which has a bay window to the front of the property together with a further east facing window.















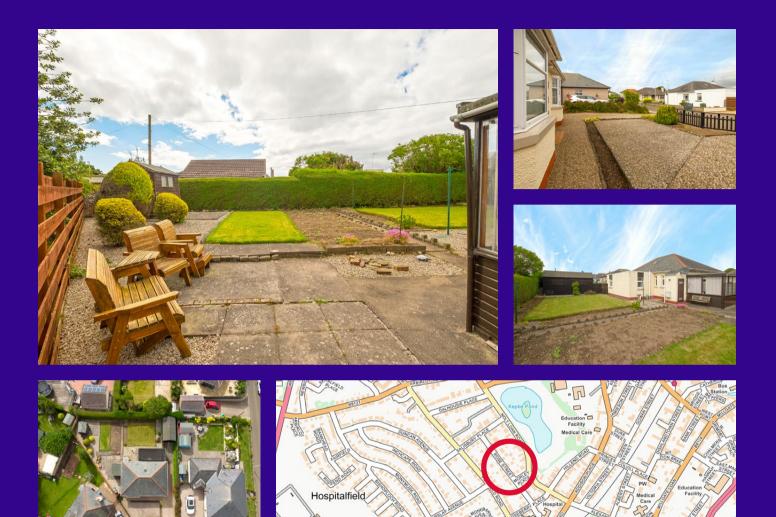


Accommodation (measurements are approx)

Living Room	3.91m x 3.89m	(12'10" x 12'9")
Kitchen	3.32m x 2.34m	(10'11" x 7'8")
Sun Porch	2.36m x 2.28m	(7′9″ x 7′6″)
Bedroom 1	3.11m x 3.02m	(10'2" x 9'11")
Bedroom 2	3.42m x 2.80m	(11'3" x 9'2")
Bedroom 3	3.45m x 3.04m	(11′4″ x 10′0″)
Bathroom	1.98m x 1.85m	(6′6″ x 6′1″)

The kitchen has fitted units and leads on to the sun porch which allows access to the rear garden. Three bedrooms are accessed from the hallway with two of the bedrooms having fitted storage space. The bathroom includes a toilet, wash hand basin, bath and separate shower unit. A hatch from the hallway leads to a generous, partially floor attic with light.

The front garden is laid mainly in stone chips while the driveway is accessed to the front. The timber garage is accessed from the driveway while benefiting from power and light. The generous rear garden is laid mainly in lawn, stone chips and paving. A timber shed is situated in the rear garden and forms part of the sale while an integral boiler shed is accessed externally.



Aberdeen

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Dundee

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Art Gallery

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